

**Council Members**

District 1: Clint A. Elliott  
District 2: Bob Anderson  
District 3: Everett Carolina  
District 4: Lillie Jean Johnson, *Vice Chair*  
District 5: Raymond L. Newton  
District 6: Stella Mercado  
District 7: Louis R. Morant, *Chairman*

**County Administrator**

Angela Christian

**Clerk to Council**

Theresa E. Floyd

**County Attorney**

Jay Watson

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**January 23, 2024**

**5:30 PM**

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**GEORGETOWN COUNTY COUNCIL  
Howard Auditorium, 1610 Hawkins Street,  
Georgetown, SC**

**AGENDA**

- 1. INVOCATION**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. SPECIAL REPORTS /PRESENTATIONS**
  - 4.a Nonprofit Spotlight - Imagination Library**
  - 4.b Employee of the Quarter Recognition**
  - 4.c Presentation of Manager of the Year**
  - 4.d Presentation of Employee Volunteer of the Year**
  - 4.e Presentation of Volunteer of the Year**
  - 4.f Presentation FYE June 30, 2023 Annual Comprehensive Financial Report**
- 5. PUBLIC COMMENTS**
- 6. CONSENT AGENDA**
  - 6.a Procurement #23-071, Allison Hangar Apron and Taxilane Paving at Georgetown County Airport (GGE)**
  - 6.b Procurement #24-004, Service Agreement for LifePak & Lucas Medical Supplies for Midway Fire Rescue**
  - 6.c Procurement #24-006, Carpet & Flooring Replacement at Georgetown Historic Courthouse**
- 7. APPOINTMENTS TO BOARDS AND COMMISSIONS**
  - 7.a Parks and Recreation Commission**
- 8. RESOLUTIONS / PROCLAMATIONS**

- 8.a Resolution No. 24-02 - Establishment of Just Compensation Pertaining to Property Easements Necessary for Lincolnshire Drainage Improvements Project

**9. THIRD READING OF ORDINANCES**

- 9.a Ordinance No. 23-45 - An Ordinance to amend the Pavilion Square Flexible Design District (FDD), a parcel located on the southwest corner of Highway 17 and Petigru Drive in Pawleys Island identified as TMS #04-0161-016-00-00, to allow for a larger retail store.

**10. SECOND READING OF ORDINANCES**

- 10.a Ordinance No. 24-01 - To amend the Future Land Use (FLU) map for 3 parcels, located at 46 Channel Bluff Avenue and 13236 Ocean Hwy, identified as TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from Medium Density Residential to Transitional.
  - 10.b Ordinance No. 24-02 - To rezone three parcels located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island, TMS# 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC).

**11. FIRST READING OF ORDINANCES**

**12. APPROVAL OF MINUTES**

- 12.a Regular Council Meeting - January 11, 2024

**13. DEFERRED OR PREVIOUSLY SUSPENDED ISSUES**

- 13.a Ordinance No. 23-38 - An Ordinance to Amend Chapter 6 Section 6-3 of the Georgetown County Code of Ordinances Pertaining to Public Boat Landing Regulations

**14. LEGAL BRIEFING / EXECUTIVE SESSION**

- 14.a Receive legal counsel/discuss legal matters and negotiations pursuant to S.C. Code Ann. § 30-4-70(a)(2)

**15. OPEN SESSION**

**16. ADJOURNMENT**

**Item Number:** 4.a  
**Meeting Date:** 1/23/2024  
**Item Type:** SPECIAL REPORTS /PRESENTATIONS

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Public Information

**ISSUE UNDERCONSIDERATION:**

Georgetown County and the Frances P. Bunelle Foundation are partnering to spotlight a local nonprofit at each County Council meeting.

**CURRENT STATUS:**

This week's featured nonprofit is the Imagination Library. Natasha Brockington of Miss Ruby's Kids is scheduled to present.

**POINTS TO CONSIDER:**

Dolly Parton's Imagination Library is dedicated to inspiring a love of reading by gifting books free of charge to children from birth to age five, through funding shared by Dolly Parton and local community partners. Miss Ruby's Kids is the local partner for Georgetown County.

**FINANCIAL IMPACT:**

N/A

**OPTIONS:**

This item is presented for information only.

**STAFF RECOMMENDATIONS:**

This item is presented for information only.

**ATTORNEY REVIEW:**

No

**Item Number:** 4.b  
**Meeting Date:** 1/23/2024  
**Item Type:** SPECIAL REPORTS /PRESENTATIONS

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Human Resources

**ISSUE UNDERCONSIDERATION:**

Presentation of Firefighter/EMT Joshua Drew as Employee of the Quarter for the 4th Quarter of 2023.

**CURRENT STATUS:**

Joshua Drew has been selected as Employee of the Quarter for the 4th Quarter of 2023.

**POINTS TO CONSIDER:**

The Employee of the Quarter Award was designed to recognize full- and part-time employees at non-managerial levels in all county departments.

During the 4th quarter, FF/EMT Drew was instrumental in beginning the budget year with positive oversight in the uniform and clothing line item. He voluntarily took over the responsibility of overseeing the uniforms and clothing purchases for Midway Fire-Rescue in July of last year. He was instrumental in changing the process by contacting the vendor and initiating a portal process. This process allows each employee to “shop” the portal and purchase the pre-approved uniform items ensuring sizing is accurate. Each person was allotted a set amount to spend, keeping the department within budget. Drew still has final approval of each purchase. He also worked with the vendor to obtain better prices and products. He has taken this duty very seriously and keeps his superiors updated. Drew managed to finish the year with the uniform line item in the positive last year and the entire department was properly outfitted.

**FINANCIAL IMPACT:**

N/A

**OPTIONS:**

Report is provided or information only and requires no action of Council.

**STAFF RECOMMENDATIONS:**

Report is provided or information only and requires no action of Council.

**ATTORNEY REVIEW:**

No

**Item Number:** 4.c  
**Meeting Date:** 1/23/2024  
**Item Type:** SPECIAL REPORTS /PRESENTATIONS

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Human Resources

**ISSUE UNDERCONSIDERATION:**

Recognition of Michael Morris, Fire Marshal at Georgetown County Fire-EMS, as Manager of the Year for 2023.

**CURRENT STATUS:**

Michael Morris has been named Manager of the Year for 2023.

**POINTS TO CONSIDER:**

See attached nomination packet

**FINANCIAL IMPACT:**

N/A

**OPTIONS:**

This item is presented for information only.

**STAFF RECOMMENDATIONS:**

This item is presented for information only.

**ATTORNEY REVIEW:**

No

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Nomination Packet	Cover Memo

# GEORGETOWN COUNTY

## POLICY AND PROCEDURE MANUAL

<b>SECTION:</b> County Policy		<b>TITLE:</b> Manager of the Year		
<b>SUBJECT</b> Standard Procedure for selecting and awarding Manager of the Year				
<b>PURPOSE</b>		Develop procedure for <b>Managers</b> and <b>First Line Supervisors</b> to be nominated and awarded Manager of the Year. This award will acknowledge the hard work and efforts of County Department Division Managers and Supervisors.		
<b>PROCEDURE:</b>		<ol style="list-style-type: none"><li>1. All Full Time <b>Managers, Superintendents, Supervisors</b> and equivalent positions currently employed by Georgetown County are eligible for this award.</li><li>2. Directors/Elected Officials may complete and submit one Manager of the Year form (see Page 2) for nominees. <b><u>Nominations will open on Nov. 1 and close on Nov. 8 of each year.</u></b> At the November directors meeting, nominating directors will give a verbal presentation to supplement their written nomination. Written nominations will be distributed to directors for review prior to the meeting.</li><li>3. Directors will vote using secret ballot prepared by the Assistant to the County Administrator, who will also tally the votes and inform the Administrator of the results. The manager who receives the most votes will be announced and the decision will be made public at the employee holiday luncheon in December.</li><li>4. The Manager of the Year will be publicly announced, recognized and presented with a plaque at the first County Council Meeting in January of the following calendar year. The Manager of the Year will receive eight (8) hours of Administrative Leave. Creation of the plaque will be the responsibility of the Public Information Officer.</li></ol>		
<b>Eligible Candidates</b>				
<b>Nominations by Directors</b>				
<b>Voting Process and Announcements of Award</b>				
<b>Presentation of Manager of the Year</b>				
<b>DATE</b> 6/24/2020	<b>COUNTY ADMINISTRATOR</b>	Supersedes Policy dated 12/5/2013	<b>POLICY NUMBER</b>	
			<b>PAGE NUMBER</b>	1 OF 2



# Georgetown County Manager of the Year Nomination Form

Name of Nominee: Fire Marshal Michael Morris

Department/Division: Georgetown County Fire / EMS

Hire Date: \_\_\_\_\_ Number of Years in *Current* Position: \_\_\_\_\_

List all positions held within County, beginning with current position:

Fire Marshal, Building Inspector, Fire Marshal

List all Committees that the Manager/First Line Supervisor serves on:

As he maintains all his Fire Marshal certifications he assists with Planning and development and Economic development projects.

List specific goals/objectives the Manager/First Line Supervisor has completed this fiscal year:

Maintain safety to all new construction address any concerns or violations to current businesses.

List any projects or tasks the Manager/First Line Supervisor has volunteered to complete:

Fire Marshal Morris preforms his daily duties with extreme regard for community safety all in accordance with the adopted fire codes for all business.

How many employees does this Manager/First Line Supervisor supervise? 2 carrier and small group of volunteers

List responsibility from budgetary standpoint:

Fire Marshal Morris has worked with local business and other entities in gathering funds for public events and assisting the Logistics officer with inter department things.

List certifications and licenses the Manager/First Line Supervisor holds:

Maintains all his fire marshal certs and anything to further his knowledge.

List any other reasons you believe this employee deserves to be Manager of the Year:

Fire Marshal Morris is the happiest person to be around all ways upbeat and excited to do projects. He has been instrumental in organizing the fire inspection program for the department and always has time to offer help or advise.

\_\_\_\_\_  
Director's Signature

\_\_\_\_\_  
Date

**Item Number:** 4.d  
**Meeting Date:** 1/23/2024  
**Item Type:** SPECIAL REPORTS /PRESENTATIONS

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Human Resources

**ISSUE UNDERCONSIDERATION:**

Recognition of William Shultzaberger of Georgetown County Fire/EMS as 2023 Employee Volunteer of the Year.

**CURRENT STATUS:**

William Shultzaberger has been selected as 2023 Employee Volunteer of the Year. He is employed with Georgetown County and volunteers with Horry County.

**POINTS TO CONSIDER:**

At the end of each year, Georgetown County recognizes one volunteer from within its various departments and divisions who has stood out above the rest in their commitment and service. William Shultzaberger, a county volunteer for 8 years and an employee for 5 years, has been selected as the county's 2023 Employee Volunteer of the Year.

Shultzaberger started his career as a volunteer Firefighter/EMT with Horry County Fire and Rescue, where he has climbed through the ranks from Probationary Firefighter to Lieutenant. Now as an officer, he helps with teaching and transitioning the recruits to being active and productive Firefighters for Horry County.

He has applied all his training as a Volunteer and a Career Firefighter with both Horry County and Georgetown County to help build and teach everyone he comes in contact with.

He is a go-to guy, He is constantly teaching and acting as a mentor for all new comers.

**FINANCIAL IMPACT:**

N/A

**OPTIONS:**

This item is for information only and requires no action by council.

**STAFF RECOMMENDATIONS:**

This item is for information only and requires no action by council.

**ATTORNEY REVIEW:**

No

**Item Number:** 4.e  
**Meeting Date:** 1/23/2024  
**Item Type:** SPECIAL REPORTS /PRESENTATIONS

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Public Information

**ISSUE UNDERCONSIDERATION:**

Recognition of Carlos Aulet as 2023 Volunteer of the Year.

**CURRENT STATUS:**

Carlos Aulet has been selected as the county's Volunteer of the Year.

**POINTS TO CONSIDER:**

Georgetown County recognizes that volunteers are imperative to the operation of certain programs and functions. In appreciation of those who give their time to make these programs possible and/or offer their assistance in service to the county in other ways, Georgetown County recognizes one outstanding volunteer each year.

In a very short time, Aulet has become an active and trusted member of the GCFE team. Since joining the department, Aulet has taken the time to strengthen the bond between full-time and volunteer personnel. Providing his years of experience, Aulet assists full-time members with providing specialty training and assists with staffing. He regularly staffs apparatus as a Driver Operator alongside other personnel, adding to the safety and manpower provided when the apparatus are initially dispatched. Aulet also assists in staffing apparatus in place of full-time personnel. This has provided the opportunity for personnel to attend courses that will benefit the community. Aulet has also been assigned as a Volunteer Coordinator and is working on developing the volunteer core to make the volunteer staff more effective.

Aulet always takes the time to provide information and guidance to those around him and has become a force multiplier that can be counted on. His continued service to the community and his fellow members reflects great credit upon himself, Georgetown County Fire-EMS and the Fire Service.

**FINANCIAL IMPACT:**

N/A

**OPTIONS:**

This item is presented for information only.

**STAFF RECOMMENDATIONS:**

This item is presented for information only.

**ATTORNEY REVIEW:**

No

Item Number: 6.a  
Meeting Date: 1/23/2024  
Item Type: CONSENT AGENDA

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Purchasing

**ISSUE UNDERCONSIDERATION:**

Procurement #23-071, Allison Hangar Apron and Taxilane Paving at Georgetown County Airport (GGE)

**CURRENT STATUS:**

The Allison Hangar Apron and Taxilane Paving project at the Georgetown County Airport includes site preparation and paving for a new apron and connecting taxi lane for the Allison hangar. Work elements include erosion control, installation, grading, aggregate base course placement, bituminous paving (SCDOT Bituminous Surface Course Type 'B '), seeding, and mulching.

**POINTS TO CONSIDER:**

This solicitation was advertised on the South Carolina Business Opportunities (SCBO) webpage, posted on the County's Vendor Registry website, and directly emailed to potential offerors. The following two (2) bids were received:

- 1) Green Wave Contracting, Inc. of Georgetown, SC @ \$185,150.00; and
- 2) Palmetto Corp of Conway of Conway, SC @ \$266,326.50.

**FINANCIAL IMPACT:**

This project is fully funded in GL Account Number 99524.609.50705, SCAC, Allison-Taxln ext./Apron. Airport Operations-Improvements up to \$230,000.

**OPTIONS:**

- 1) Award a Construction Contract to Green Wave Contracting, Inc. for \$185,150.00.
- 2) Decline to approve staff's recommendation.

**STAFF RECOMMENDATIONS:**

There were two (2) bids received on the bid opening held on Wednesday, January 10, 2024. All were found to be complete bid packages responding to all items. Green Wave Contracting, Inc. of Georgetown provided the lowest total bid price. Green Wave Contracting, Inc. has satisfactorily performed work of this nature for Georgetown County in the past. They are a reputable company and are capable of performing this type of work. Therefore, Airport Management recommend award go to the lowest responsive and responsible bidder, Green Wave Contracting, Inc. of Georgetown in the amount of \$185,150.00.

**ATTORNEY REVIEW:**

No

**ATTACHMENTS:**

	Description	Type
▢	Recommendation from Mr. James Taylor, Airport Manager	Cover Memo



## **Memorandum**

To: Nancy Silver, Purchasing Officer  
From: James Taylor, Airport Manager  
Date: 01/11/2024  
RE: Recommendation for Procurement: Bid #23-071  
Allison Hangar Apron and Taxilane Paving

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On January 10, 2024, Georgetown County received two (2) qualified bids for the procurement of contractor services to extend the taxilane and install an apron at the Georgetown County Airport. The bidders were: Green wave Contracting, Inc., and Palmetto Corp of Conway.

Green Wave provided the necessary product and service at the lowest pricing.

Based upon the information, I recommend bid # 23-071, for the Allison Hangar Apron and Taxilane Paving Project for the Georgetown County Airport, be awarded to Green Wave Contracting, Inc. in the amount of \$185,150.00. Please note, 60% of this project cost will be reimbursed by the South Carolina Aeronautics Commission.

Respectfully,

James Taylor

Item Number: 6.b  
Meeting Date: 1/23/2024  
Item Type: CONSENT AGENDA

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Purchasing

**ISSUE UNDERCONSIDERATION:**

Procurement #24-004, Service Agreement for LifePak & Lucas Medical Supplies for Midway Fire Rescue

**CURRENT STATUS:**

The current five (5) year contract with Stryker has reached the maximum five (5) year contract limitation. This is to maintain our regular service agreement under a new five (5) year agreement for Midway Fire's LifePak and Lucas medical devices.

**POINTS TO CONSIDER:**

1) Procurement shall be made utilizing the Savvik Cooperative Contract #2021-06 as permitted by the existing procurement code Sec. 2-75 Cooperative Purchasing Agreements:

The Purchasing Officer may procure items, to include but not limited to supplies, equipment or services through cooperative purchasing agreements with an external procurement activity.

This contract offers the County a discount of 15% for all items.

2) Services shall be billed annually at a rate of \$21,244.05 each year for the next five (5) years for a total contract amount of \$106,220.25.

3) This agreement includes the stryker procare plan which covers nine (9) LifePak 15 cardiac EKG/defibrillator monitors as well as three (3) Lucas CPR mechanical devices for Midway Fire. The units are placed on various fire apparatus, ambulances, and quick-response vehicles.

**FINANCIAL IMPACT:**

This is a fully budgeted expense which is split between GL Account Number 010.904-50414 (65%) up to \$14,000 and 022.903-50414 (35%) up to \$11,300.00 annually.

**OPTIONS:**

1) Approve the new 5 yr. service agreement with Stryker Corporation for Midway Fire Rescue at a total contract cost of \$106,220.25.

2) Decline staff's recommendation.

**STAFF RECOMMENDATIONS:**

Emergency Services and Midway Fire Staff recommend approval of the attached five (5) yr. service agreement as proposed to continue servicing of their LifePak and Lucas medical supplies. This service contract helps to reduce potential costly repairs and also helps aid in obtaining quick loaner devices if ever needed. The contract covers parts, labor, travel batteries

services, and also an annual preventive mainenance inspection.

**ATTORNEY REVIEW:**

No

**ATTACHMENTS:**

	Description	Type
▫	Recommendation from Mr. Brandon Ellis, Director of Emergency Services	Cover Memo



**GEORGETOWN COUNTY EMERGENCY MANAGEMENT  
2222-C HIGHMARKET STREET  
GEORGETOWN, SC 29440**

**Memorandum**

**TO:** Nancy Silver, Purchasing Officer  
**FROM:** Brandon Ellis, Director of Emergency Services  
**DATE:** January 10, 2024  
**SUBJECT:** Stryker Procure Plan Contract

A handwritten signature in blue ink, appearing to be "B. Ellis", is located to the right of the "FROM:" line.

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The Stryker Procure Plan covers the LifePak 15 cardiac EKG/defibrillator monitors as well as the Lucas CPR mechanical devices. These items are paramount to the delivery of emergency medical treatment to our patients. This service contract helps to reduce potential costly repairs and also aids in a relationship to obtain quick loaner devices in the event of a complete loss of service. These devices have many components and each is expensive to repair. The contract covers parts, labor, travel batteries services, and also an annual preventive maintenance inspection. The annual cost for Midway Fire Rescue to cover all 9 LifePak devices and 3 Lucas devices would be \$21,244.05 for the next 5 years. Each of these machines has an expected service life of 8 years. The total cost for 1 new LifePak monitor is \$35,147.08 and 1 new Lucas Machine is \$21,259.95.

If you have any further questions, please let me know.

Thank you!

Item Number: 6.c  
Meeting Date: 1/23/2024  
Item Type: CONSENT AGENDA

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Purchasing

**ISSUE UNDERCONSIDERATION:**

Procurement #24-006, Carpet & Flooring Replacement at Georgetown Historic Courthouse

**CURRENT STATUS:**

This procurement is for new carpet tile, anti-slip flooring, and cove base to replace the recently damaged flooring at the historic courthouse due to flooding. The areas that will be replaced are the 1st floor treasurer's office and 2nd floor building wing of the courthouse.

**POINTS TO CONSIDER:**

1) Procurement shall be made utilizing the OMNIA Cooperative Contract #02-95 as permitted by the existing procurement code Sec. 2-75 Cooperative Purchasing Agreements:

The Purchasing Officer may procure items, to include but not limited to supplies, equipment or services through cooperative purchasing agreements with an external procurement activity.

2) Scope of work included furnish & install Mohawk new basics III559 anodized carpet tile, either PF America Expona Control Stone tile or Nora Arago rubber floor tile, and Johnsonite Charcoal 6: cove base. Scope includes the removal and disposal of the existing carpet & cove base, moving furniture, 25 bags of skim coat floor prep, delivery, installation, and a one-year installation warranty.

**FINANCIAL IMPACT:**

Funding will be allocated to GL Account Number 010.139-50411. General Fund-Facilities Services-Building & Ground Maint. Funding will need to be appropriated from anticipated insurance proceeds and/or fund balance.

**OPTIONS:**

- 1) Approve award of a PO to Bonitz Flooring as proposed in the amount of \$101,251.00.
- 2) Decline staff's recommendation.

**STAFF RECOMMENDATIONS:**

Public Services and Facility Services staff recommend approval of the award to Bonitz Flooring utilizing their existing Omnia cooperative contract #02-95. The County has experience with this vendor and have been satisfied with their work on past County projects.

**ATTORNEY REVIEW:**

No

**ATTACHMENTS:**

Description

Type

- Recommendation from Mr. Ray Funnye, Director of Public Services      Cover Memo




**Georgetown County**  
**Department of Public Services**  
*Innovative Leadership & Teamwork!*



## **Memorandum**

To: Nancy Silver, Purchasing Officer  
From: Ray C. Funnye, Director of Public Services  
Date: January 18, 2024  
RE: Recommendation for: Carpet & Flooring Replacement at  
Georgetown Historic Courthouse



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On January 11, 2024, Georgetown County Department of Public Services received proposal from Bonitz, to replace tile and carpet that was damaged from the heavy rain that flooded the first and second floor of the Courthouse. This proposal came through the Omnia Partners Group & Cooperative Purchasing, agreement number 20-95.

The agreement established through OMNIA allows Georgetown County to access group purchasing contracts with leading national suppliers, delivers volume discounts, and streamlines the procurement process. This also includes valued added solutions, tools, data, support and expertise to consistently help identify efficient ways to procure.

Based on the aforementioned, I hereby recommend that the award of Proposal of carpet and tile replacement to Bonitz, in the amount of \$101,215.00.

**Administration**

108 Screven Street • PO Drawer 421270 • Georgetown, SC 29440  
Phone: 843-545-3325 • Fax: 843-545-3648 • email: rcfunnye@gtcounty.org

**Item Number:** 7.a  
**Meeting Date:** 1/23/2024  
**Item Type:** APPOINTMENTS TO BOARDS AND COMMISSIONS

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** County Council

**ISSUE UNDERCONSIDERATION:**

Parks and Recreation Commission

**CURRENT STATUS:**

Pending appointment.

**POINTS TO CONSIDER:**

There is currently a vacancy on the Georgetown County Parks and Recreation Commission representing Council District 4. Councilmember Lillie Jean Johnson has recommended the appointment of Jessie Walker to fill this seat.

If appointed, Ms. Walker will complete an unexpired term of service that will end on March 15, 2027.

**FINANCIAL IMPACT:**

n/a

**OPTIONS:**

1. Ratify appointment of Jessie Walker to the Parks and Recreation Commission.
2. Do not ratify this appointment.

**STAFF RECOMMENDATIONS:**

Recommendation to appoint Ms. Jessie Walker to the Parks and Recreation Commission (representing Council District 4).

**ATTORNEY REVIEW:**

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Jessie Walker Parks & Recreation Commission Application	Cover Memo



# GEORGETOWN COUNTY BOARD / COMMISSION

Indicate Board / Commission(s) that you wish to be considered for appointment / reappointment:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Airport Commission              | <input type="checkbox"/> Economic Development Alliance Board | <input checked="" type="checkbox"/> Parks & Recreation Commission |
| <input type="checkbox"/> Alcohol & Drug Abuse Commission | <input type="checkbox"/> Fire District 1 Board               | <input type="checkbox"/> Planning Commission                      |
| <input type="checkbox"/> Assessment Appeals Board        | <input type="checkbox"/> Forestry Board                      | <input type="checkbox"/> Sheriff Advisory Board                   |
| <input type="checkbox"/> ATAX Commission                 | <input type="checkbox"/> Historical Commission               | <input type="checkbox"/> Tourism Management Commission            |
| <input type="checkbox"/> Building Codes Board of Appeals | <input type="checkbox"/> Library Board                       | <input type="checkbox"/> Zoning Appeals Board                     |
| <input type="checkbox"/> Disabilities & Special Needs    | <input type="checkbox"/> Midway Fire-Rescue Board            | <input type="checkbox"/> Other _____                              |

## PLEASE PRINT

Name: Jessie M. Walker  
 Home Address: 1940 Hampton Ct. Town/zip: Georgetown 29448  
 Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_ Cell Phone: 843.359.0732 Email Address: jboyzus078@gmail  
 Permanent resident of Georgetown County? YES / NO Registered Voter in Georgetown County? YES / NO  
 Occupation: Human Services Present Employer: The Wooten Company [If retired, most recent employer]  
 Employer Address: 120 N. Boylan Ave. Town/zip: Raleigh NC 27603

Please indicate which best describes the level of education you last completed:

☐ Some High School ☐ High School Graduate/GED ☐ Some College ☒ College Graduate

Professional Degree [please specify] B.S. Human Services \*If you have experience that you feel would be beneficial to this board/commission please provide a summary of qualifications using extra sheet if necessary.

Do you serve on any other state, county, city, or community boards/commissions, or hold an elected office? Yes / No  
 [If yes, please list]: \_\_\_\_\_

Do you have any interest in any business that has, is, or will do business with the County of Georgetown? Yes / No  
 [If yes, please list]: \_\_\_\_\_

Do you have a potential conflict of interest or reason to routinely abstain from voting on this board /commission? Yes / No  
 [If yes, please list]: \_\_\_\_\_

I, Jessie Walker, agree that if appointed, I will attend the stated and called meetings of this board to which I may be appointed and further agree that should I miss three (3) consecutive meetings or, half the meetings within a six-month period, I will resign my appointment.

## Certificate of Applicant

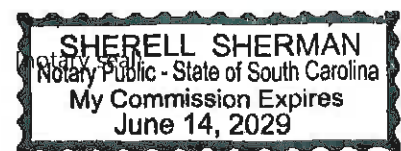
Personally appeared before me, the applicant, who being sworn, disposed, and says that all his/her statements are true, accurate and complete; and that he/she knows and agrees that any misrepresentation or omission of the facts may result in his/her being disqualified should he/she already be appointed by the Governor. He /she authorizes the State Law Enforcement Division to conduct a background investigation, including, but not limited to, a criminal history, driving and credit check. He/she also authorizes the Governor's Office to provide the nominating authorities with copies of this application, the criminal history and credit report and any other information gathered in processing this appointment.

Jessie M. Walker Applicant Signature Date \_\_\_\_\_

Sworn before me this 11th day of January 20 24

Sherell Sherman  
 Notary Public for South Carolina

My Commission Expires June 14, 2029



NOTE: Applications for service on Georgetown County Boards and Commissions remain on file for 2 years. If you have not been appointed to serve on a board/commission within that timeframe you may re-submit your application. Please note that information provided in this application may be subject to SC Freedom of Information disclosure.

[Please return completed form to Theresa Floyd, Clerk to Council, 716 Prince Street, Georgetown, SC 29440]

**Item Number:** 8.a  
**Meeting Date:** 1/23/2024  
**Item Type:** RESOLUTIONS / PROCLAMATIONS

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Public Services

**ISSUE UNDERCONSIDERATION:**

Resolution No. 24-02 - Establishment of Just Compensation Pertaining to Property Easements Necessary for Lincolnshire Drainage Improvements Project

**CURRENT STATUS:**

The Lincolnshire Drainage Improvements Project requires the acquisition of temporary easements that are necessary and required to successfully complete the project.

**POINTS TO CONSIDER:**

All projects funded by Community Development Block Grant funds that require property acquisition must follow URA procedures (Uniform Relocation Act) which includes the establishment of just compensation for involuntary easements. Prior to the initiation of negotiations in an involuntary acquisition, the recipient must have each parcel of property appraised or conduct a waiver valuation.

A waiver valuation was completed for properties associated with this project because they were uncomplicated valuations and the market value of the properties needed for the temporary easement was less than \$10,000. Prior to initiating negotiations with any property owner, the recipient must establish an amount of "just compensation" for the taking of the real property. The just compensation is determined by a waiver valuation report which was completed by Batson Company, Inc. / Colliers Engineering.

**FINANCIAL IMPACT:**

**OPTIONS:**

1. Adoption of Resolution No. 24-02
2. Decline adoption of Resolution No. 24-02

**STAFF RECOMMENDATIONS:**

Adoption of Resolution No. 24-02

**ATTORNEY REVIEW:**

**ATTACHMENTS:**

Description	Type
□ Resolution No. 24-02	Resolution Letter

**GEORGETOWN COUNTY  
RESOLUTION NO. 24-02  
ESTABLISHMENT OF JUST COMPENSATION**

WHEREAS, waiver valuation by Batson Company, Incorporated  
for parcel(s) shown below was presented to Georgetown County Council for their review; and

WHEREAS, all work performed to date is in compliance with the Final Government-wide Rule Implementing Changes to the Uniform Relocation Act (Public Law 100-17), State Law, and Grants Administration Policies and Procedures.

NOW, THEREFORE BE IT RESOLVED:

That just compensation is hereby established for each parcel of property to be acquired as follows:

Parcel #:	Address:	Just Compensation Amount:
02-0211-055-00-00	Not Addressed	\$2,500.00
02-0211-035-00-00	3732 Highmarket St. Georgetown	\$100.00
02-0211-034-00-00	3744 Highmarket St. Georgetown	\$1,300.00
02-0211-037-00-00	112 Player St. Georgetown	\$1,400.00
02-0211-045-01-01	53 Reed Ct. Georgetown	\$1,400.00
02-0211-045-01-00	164 Player St. Georgetown	\$700.00
02-0211-045-00-00	208 Player St. Georgetown	\$1,100.00
02-0211-054-03-00	Not Addressed	\$2,500.00
02-0211-050-00-00	284 Player Street, Georgetown	\$900.00
02-0211-054-34-00	508 Stacey Ct. Georgetown	\$700.00
02-0211-050-01-00	21 Mercer Ave. Georgetown	\$800.00
02-0150-216-00-00	15 Brixton Ln. Georgetown	\$1,000.00
02-0150-214-00-00	868 Greentown Rd. Georgetown	\$200.00
02-0207-042-02-00	842 Greentown Rd. Georgetown	\$700.00
02-0207-042-01-00	Not Addressed	\$600.00

\_\_\_\_\_  
Signature of Chief Elected Official

\_\_\_\_\_  
Attest

Date: 1/23/24

Date: 1/23/24

<b>Item Number:</b> 9.a <b>Meeting Date:</b> 1/23/2024 <b>Item Type:</b> THIRD READING OF ORDINANCES
--

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Planning / Zoning

**ISSUE UNDERCONSIDERATION:**

Ordinance No. 23-45 - An Ordinance to amend the Pavilion Square Flexible Design District (FDD), a parcel located on the southwest corner of Highway 17 and Petigru Drive in Pawleys Island identified as TMS #04-0161-016-00-00, to allow for a larger retail store.

A request from Dan Stacy of Oxner and Stacy Law Firm as agent for 3J7B Real Estate, LLC to amend the Pavilion Square Flexible Design District (FDD) to allow for a larger retail store. The property is located on the west side of Hwy 17 just south of Petigru Drive in Pawleys Island. TMS# 04-0161-016-00-00. Case Number RZE2023-00041.

**CURRENT STATUS:**

The ±4 acre subject property contains one parcel and is currently undeveloped. The front of the tract is wooded and the rear is cleared. Council rezoned this tract from General Commercial (GC) to a Flexible Design District (FDD) in June of 2015 (Ordinance 2015-19) to allow for multiple commercial uses. The FDD was amended in 2017 to allow for a grocery store. The FDD was amended a second time in 2019 to revert back to the 2015 plan showing restaurant, retail and office space. A coffee shop was recently constructed on an outparcel of the FDD.

**POINTS TO CONSIDER:**

1. The property under consideration is located on the southwest corner of Highway 17 and Petigru Drive in Pawleys Island. The tract contains frontage on both Highway 17 and Petigru.
2. The original (2015) approval included this large parcel and the coffee shop outparcel and was for a mix of retail, office (including medical), restaurants and other commercial uses for a total of 35,250 square feet for a 4.82 acre tract. The 2017 amendment affected the entire 4.82 acres and was for an amended layout to include a 35,962 square foot grocery store only. The grocery store subsequently backed out and in 2019, Council amended the FDD again to revert back to the previously approved plan of **35,250 SF** of mixed commercial space.
3. In April of 2023, a certificate of occupancy was issued for a 510 square foot coffee shop along the Highway 17 frontage.
4. The applicant is requesting an amendment to the FDD plan to allow for a 19,432 square foot retail store at the rear of the parcel with a possible 2,800 square foot expansion and an additional future retail or office building with an estimated footprint of 6,850 square feet along the Highway 17 frontage. The new layout for the development necessitated yet another amendment to the FDD based on Section 631.132 of the Zoning Ordinance.

Use	SF

Future Retail	19,432
Expansion	2,800
Future Retail/Office	6,850
Coffee Shop	510
<b>Total</b>	<b>29,592 SF</b>

5. This project falls within the Waccamaw Neck Commercial Corridor Overlay Zone. Both proposed buildings will have to comply with the architectural requirements of this zone which includes a 6/12 pitch for 50% of the roof.

6. The plan conforms to the FDD's 90 foot setback off Highway 17, 33 foot setback off Petigru Drive, a 10 foot side yard setback and a 15 foot rear yard setback.

7. The applicant's original submittal showed two access points for the retail store in the rear off Petigru Drive. One access point was previously approved by SCDOT (permit 18846) and is installed. A second access is shown across from the entrance into the Publix shopping center. SCDOT previously indicated that this curb cut was too close to the curve on Petigru to the west of the site. SCDOT will need to approve the second Petigru curb cut. Section 1103.303 of the Zoning Ordinance requires a 150 foot separation between entrances on a secondary road. The proposed second entrance is 155 feet west of the installed entrance. A previous approval gave the applicant the ability to alter the number and location of driveways on Petigru with SCDOT approval.

**At the Planning Commission meeting the applicant agreed to remove the new, proposed most western access on Petigru. The attached revised site plan reflects this change.**

The plan also shows a shared access with the existing coffee shop. No additional curb cut is shown off Highway 17 for the future retail or office building, but a SCDOT encroachment permit (18846) was approved for this location for the 2019 plan.

The 2019 plan indicated a proposed stub out to the adjacent auto sales business to the south. This should be included in the revised plan.

8. The plan shows a total of 102 parking spaces for the retail store in the rear including four handicapped spaces. This FDD requires one space for every 200 square feet for retail stores (111 spaces including the expansion and 97 spaces without the expansion) Parking spaces are not shown for the future retail/office building at this time. The exact use is unknown for this portion of the tract.

The plan as proposed has a 30.7% pervious/69.3% impervious ratio which complies with the 30%/70% requirement for commercial development.

No loading zones are shown, but there is a truck well shown at the rear of the building.

9. Georgetown County Stormwater issued a land disturbance permit for this site in 2015. Site work was completed and approved. The applicant will need to submit a modification showing the new layout prior to further land disturbance.

10. The FDD requires landscaping at a rate of 1.5 times that required elsewhere in the Zoning Ordinance (Section 631.6), so 15% of the parking area must be landscape areas including both landscape islands and perimeter areas. A landscape plan has not been provided. Section 1203.2 of the buffer ordinance requires a shade tree within 50 feet of each parking spaces. Landscape islands will need to be added to some of the parking rows to meet this requirement.

11. The rear of the site has been cleared of trees based on the previously approved site plan.

12. The proposed plan shows two new free-standing signs – one along Highway 17 and one for Petigru Drive. The main id signs will be required to comply with the Waccamaw Neck Commercial Corridor Overlay Zone sign requirements including the following:

- Monument style
- Maximum height of 15 feet for a single tenant use
- Illumination from a steady, stationary light source
- Opaque backgrounds with matte finish.
- Electronic readerboards prohibited

Building signs are not addressed. They will need to meet the General Commercial sign regulations found in the Zoning Ordinance.

13. The Planning Commission approved a traffic impact analysis for this development in 2015 which showed a total of 3,295 ADT's. The study was revised in 2017 to reflect a new grocery store with a total of 3,561 daily trips with 122 AM peak hour trips and 221 PM peak hour trips. The peak hour traffic was reduced when changing from the retail/office layout to the larger retail store layout. No capacity improvements were recommended in the study.

Staff estimates that the proposed plan would generate a total of 2,524 ADT's for a reduction of 1,037 trips from the 2017 approval and a total of 243 PM peak trips.

14. The intent of the FDD is to “provide opportunities to create more desirable environments for single or mixed use developments through the application of flexible and diversified land development standards under a comprehensive review process.” Section 613.114 of the ordinance requires a narrative from the applicant addressing how the project better impacts the natural and human environment than a more typical commercial district. The original applicant for this tract addressed this by referencing the use of permeable pavers to treat runoff from the site, the reduction in impervious area, the shared access off Highway 17 in lieu of an additional curb cut, the use of the side street for access and the increased amount of landscaping as examples of a better natural and human environment beyond a typical commercial development.

15. If the amendment is approved, staff recommended the following conditions:

- A detailed parking and landscape plan showing 1.5 times the required amount must be submitted and approved by staff prior to any land disturbance. Depending on the specific use/building size, additional parking may be required. The plan should meet the minimum requirements of Section 1102 of the Zoning Ordinance. Shared parking with the future retail/office development in the front may be used. Parking lot lighting shall use white or off white light sources and be shielded from the right of way and from adjacent properties.
- A connection to the commercial property to the south should be shown along the front of the tract.

- The 30%/70% pervious/impervious ratio shall be maintained for the entire remaining ±4 acres.
- Final approval from SCDOT.
- Approval from County Stormwater/OCRM for a land disturbance plan modification.
- Final approval from GCWSD.
- All structures and signage shall meet the requirements of the Waccamaw Neck Commercial Corridor Overlay Zone. In addition to the signage requirements provided on the conceptual plan, all other requirements of Article X, Sign Ordinance shall apply with the exception of the allowance for two main id signs due to the double road frontage.

16. The Planning Commission held a public hearing on this request at their November 16th meeting. Three people spoke citing concerns about traffic, pedestrian activity, pervious pavement, the need for an updated traffic study, the lack of crosswalks/sidewalks and the number of other stores in the area. The Commission voted 5 to 1 to approve the staff recommendation with the one curb cut on Petigru Drive.

**FINANCIAL IMPACT:**

not applicable

**OPTIONS:**

1. Approve as recommended by PC
2. Approve an amended request
3. Deny request
4. Defer for further information

**STAFF RECOMMENDATIONS:**

Approve as recommended by PC

**ATTORNEY REVIEW:**

Yes

**ATTACHMENTS:**

Description	Type
▣ Ordinance No. 23-45 Pavillion Square	Ordinance
▣ zoning map	Backup Material
▣ aerial map	Backup Material
▣ FLU map	Backup Material
▣ google earth image	Backup Material
▣ application	Backup Material
▣ Revised site plan	Backup Material

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GEORGETOWN )

ORDINANCE NO. 23-45

**AN ORDINANCE TO AMEND THE PAVILION SQUARE FLEXIBLE DESIGN DISTRICT REGARDING TMS NUMBER 04-0161-016-00-00, LOCATED NEAR THE CORNER OF THE INTERSECTION OF US HIGHWAY 17 AND PETIGRU DRIVE, TO ALLOW FOR A LARGER RETAIL STORE**

**BE IT ORDAINED BY THE COUNTY COUNCIL MEMBERS OF GEORGETOWN COUNTY, SOUTH CAROLINA, IN COUNTY COUNCIL ASSEMBLED TO AMEND THE PAVILION SQUARE FLEXIBLE DESIGN DISTRICT, SPECIFICALLY TMS NUMBER 04-0161-016-00-00, TO ALLOW FOR A LARGER RETAIL STORE AS REFLECTED ON THE ATTACHED MAP TITLED "CONCEPTUAL SITE PLAN" WITH THE FOLLOWING CONDITIONS:**

1. A detailed parking and landscape plan showing 1.5 times the required amount must be submitted and approved by staff prior to any land disturbance. Depending on the specific use/building size, additional parking may be required. The plan should meet the minimum requirements of Section 1102 of the Zoning Ordinance. Shared parking with the future retail/office development in the front may be used. Parking lot lighting shall use white or off white light sources and be shielded from the right of way and from adjacent properties.
2. A connection to the commercial property to the south shall be shown along the front of the tract.
3. The 30%/70% pervious/impervious ratio shall be maintained for the entire remaining  $\pm 4$  acres.
4. Final approvals from GCWSD and SCDOT.
5. Approval from County Stormwater/OCRM for a land disturbance plan modification.
6. All structures and signage shall meet the requirements of the Waccamaw Neck Commercial Corridor Overlay Zone. In addition to the signage requirements provided on the conceptual plan, all other requirements of Article X, Sign Ordinance shall apply with the exception of the allowance for two main id signs due to the double road frontage.

**DONE, RATIFIED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

\_\_\_\_\_  
Louis R. Morant (SEAL)  
Chairman, Georgetown County Council

\_\_\_\_\_  
Theresa Floyd  
Clerk to Council

This Ordinance, No. 23-45, has been reviewed by me and is hereby approved as to form and legality.

\_\_\_\_\_  
John D. Watson  
Georgetown County Attorney

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

# Zoning Map

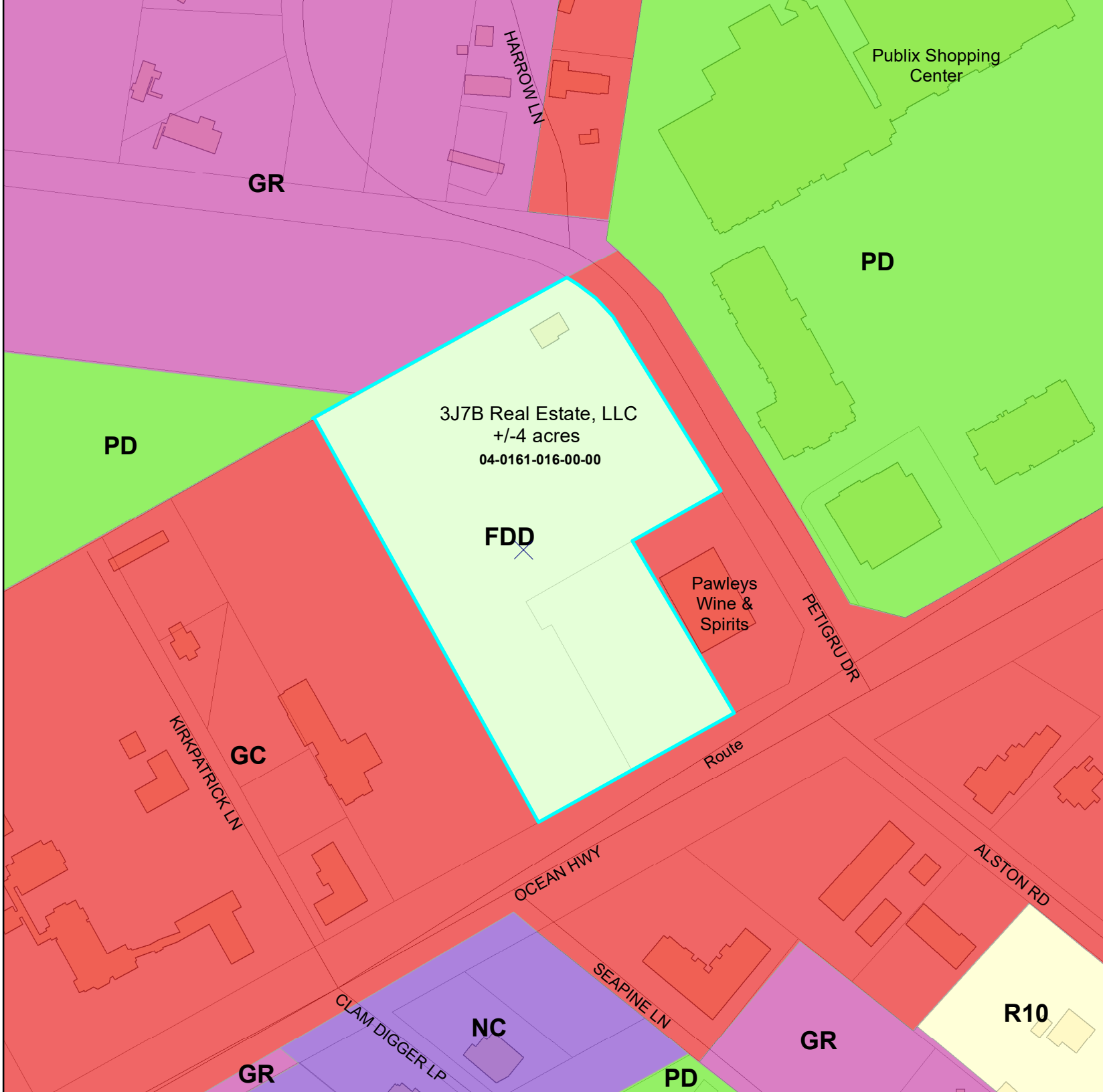
## Legend

- Streets
- County Parcels

## Zoning Districts

### DISTRICT

- CP
- FA
- FDD
- GC
- GR
- HI
- LI
- MR10
- NC
- PA
- PD
- R1/2
- R1/2AC
- R10
- R1AC
- VR10



DISCLAIMER: This map is a geographical representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability of the use of this map.

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# Aerial Map



## Legend

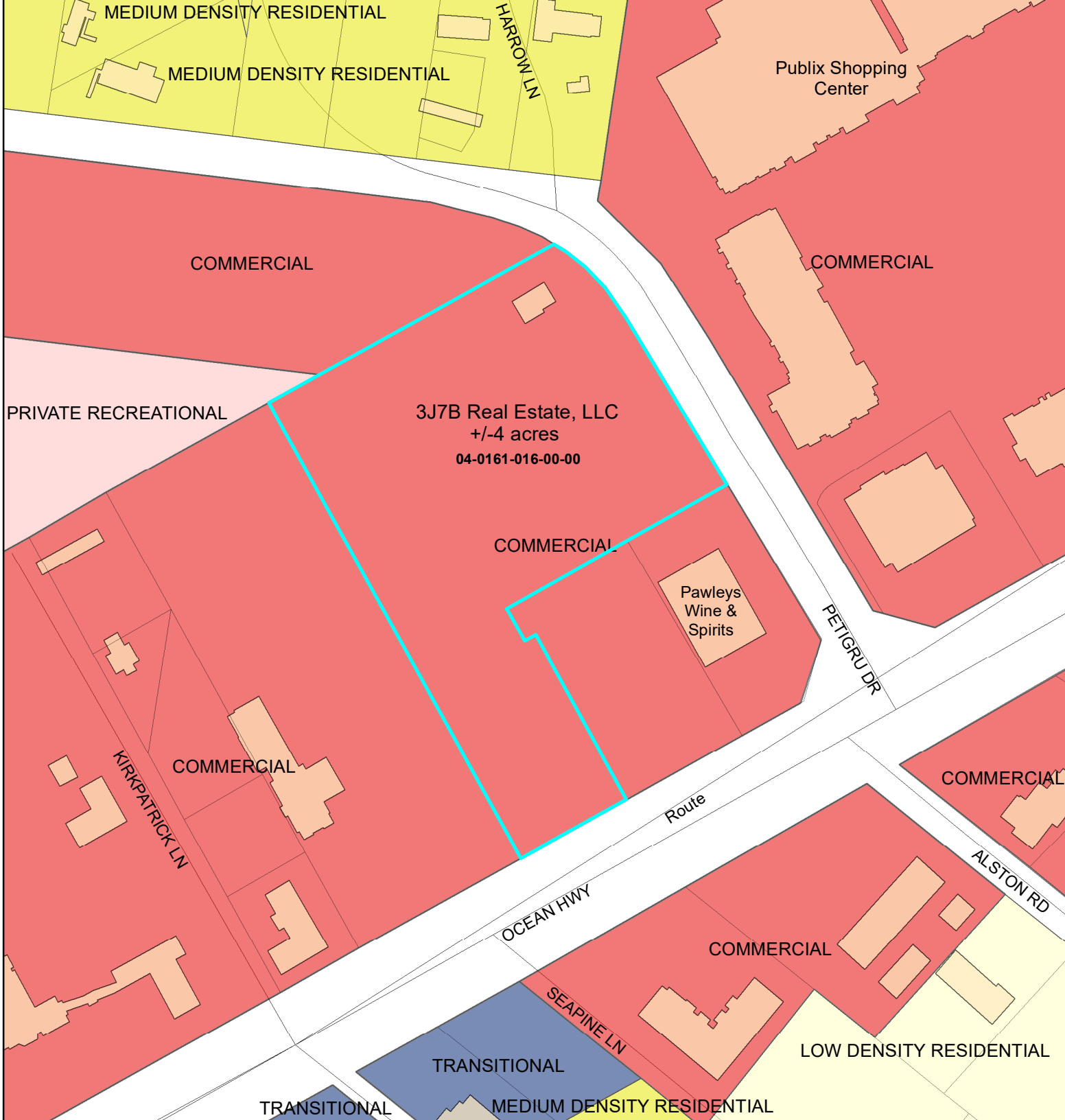
- Streets
- County Parcels
- Footprints\_2017



DISCLAIMER: This map is a geographical representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability of the use of this map.

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# Future Land Use (FLU) Map



## Legend

- Streets
- County Parcels
- Footprints\_2017

## FLU

### FUTURE\_LAN

- COMMERCIAL
- CONSERVATION PRESERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PRIVATE RECREATIONAL
- PUBLIC RECREATIONAL
- PUBLIC/SEMI-PUBLIC
- TRANSITIONAL



DISCLAIMER: This map is a geographical representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability of the use of this map.

0 0.005 0.01 0.02 0.03 0.04 Miles



**FOR INTERNAL USE ONLY**

Case Number: \_\_\_\_\_ Fee Paid: \_\_\_\_\_  
Date Submitted: \_\_\_\_\_ Received By: \_\_\_\_\_



**129 Screven St. Suite 222  
Post Office Drawer 421270  
Georgetown, S. C. 29440  
Phone: 843-545-3158  
Fax: 843-545-3299**

**APPLICATION TO AMEND A PLANNED DEVELOPMENT (PD)**

*COMPLETED APPLICATIONS MUST BE SUBMITTED ALONG WITH THE  
REQUIRED FEE, AT LEAST THIRTY (30) DAYS PRIOR TO A PLANNING  
COMMISSION MEETING.*

Please note this approval applies to this particular property only.

**Name of Planned Development:** Pavilion Square

**Regulation to which you are requesting an amendment** *(check applicable):*

- ☐ Setback – Complete SECTION B: SETBACK AMENDMENT  
☐ Signage – Complete SECTION C: SIGNAGE AMENDMENT  
☒ Site Plan – Complete SECTION D: SITE PLAN AMENDMENT  
☐ Other: \_\_\_\_\_

**All Applicants must complete SECTION A: APPLICANT INFORMATION**

**SECTION A: APPLICANT INFORMATION**

**Property Information:**

TMS Number: 04-0161-015-04-00; 04-0161-016-00-00

(Include all affected parcels)

Street Address: Corner of Petigru and US Highway 17

City / State / Zip Code: Pawleys Island, SC 29585

Lot / Block / Number: \_\_\_\_\_

Existing Use: Vacant Land / Coffee Shop

✓  
Proposed Use: Grocery / Food Store

Commercial Acreage: 5.0 +/-

Residential Acreage: \_\_\_\_\_

**Property Owner of Record:**

Name: 3J7B Real Estate, LLC

Address: 677 King Street

City/ State/ Zip Code: Charleston, South Carolina 29403

Telephone/Fax: 828-713-8010

E-Mail: jwalls@smallwoodpropertygroup.com

+ Signature of Owner / Date: Joshua J Walls 09/22/2023

**Contact Information:**

Name: Daniel W. Stacy, Jr. - Oxner & Stacy Law Firm, LLC

Address: 90 Wall Street / Unit B, Pawleys Island SC 29585

Phone / E-Mail: 843-235-6747 / dstacy@oxnerandstacy.com

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the Planning Commission of proposed new construction or improvements to the structures on my property.

**Agent of Owner:**

Name: Daniel W. Stacy, Jr. - Oxner & Stacy Law Firm, LLC

Address: 90 Wall Street / Unit B

City / State / Zip Code: Pawleys Island, SC 29585

Telephone/Fax: 843-235-6747 / 843-235-6650

E-Mail: dstacy@oxnerandstacy.com

Signature of Agent/ Date: Daniel W. Stacy

+ Signature of Owner / Date: Joshua J Walls 09/22/2023

**Fee Schedule:** \$250.00 plus \$10.00 per Residential acre or \$25.00 per Commercial acre.

**Adjacent Property Owners Information required:**

1. The person requesting the amendment to the Zoning Map or Zoning Text must submit to the Planning office, at the time of application submittal, stamped envelopes addressed with name of each resident within **Four hundred feet (400)** of the subject property. The following return address must appear on the envelope: **"Georgetown County Planning Commission, 129 Screven Street, Suite 222 Georgetown, SC 29440."**
2. A list of all persons (and related Tax Map Numbers) to whom envelopes were addressed to must also accompany the application.

**SECTION B: SETBACK AMENDMENT**

**Please supply the following information regarding your request:**

- List any extraordinary and exceptional conditions pertaining to your particular piece of property. \_\_\_\_\_  
\_\_\_\_\_
- Do these conditions exists on other properties else where in the PD?  
\_\_\_\_\_
- Amending this portion of the text will not cause undue hardship on adjacent property owners. \_\_\_\_\_

**Submittal requirements: 1-11x17 set of plans along with a specified digital copy (PDF)**

- A scaled site plan indicating the existing conditions and proposed additions.
- Elevations of the proposal (if applicable).
- Letter of approval from homeowners association (if applicable).

**SECTION C: SIGNAGE AMENDMENT**

**Reason for amendment request:** \_\_\_\_\_  
\_\_\_\_\_

Number of signs existing currently on site \_\_\_\_\_

Square footage of existing sign(s) \_\_\_\_\_

Number of Proposed signs: \_\_\_\_\_

Square footage of the proposed sign(s) \_\_\_\_\_

**Submittal requirements:**

- Proposed text for signage requirements.
- 1-11x17 set of plans along with a specified digital copy (PDF)
- Site plan indicating placement of the proposed sign(s).
- Elevations.
- Letter from POA or HOA (if applicable)

**SECTION D: SITE PLAN AMENDMENT**

**Proposed amendment request:** This site was previously approved for a larger retail store,  
and the applicant requests the site plan to be amended as set forth on the attached.

---

**Reason for amendment request:** The potential user needs this footprint for its use.

---

**Submittal requirements:**

- 1-11x17 set of plans along with a specified digital copy (PDF) of existing site plan
- 1-11x17 set of plans along with a specified digital copy (PDF) of proposed site plan
- Revised calculations (*calculations may include density, parking requirements, open space, pervious/impervious ratio, etc.*).

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

Please submit this **completed application** and appropriate fee to **Georgetown County Planning Division at 129 Screven St., Suite 222, Georgetown, S.C. 29440**. If you need any additional assistance, please call our office at 843-545-3158.

*Site visits to the property, by County employees, are essential to process this application. The owner/applicant as listed above, hereby authorizes County employees to visit and photograph this site as part of the application process.*

*A sign will be placed on your property informing residents of an upcoming meeting concerning this particular property. This sign belongs to Georgetown County and will be picked up from your property within five (5) days of the hearing.*

*All information contained in this application is public record and is available to the general public.*

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EXISTING  
TRAFFIC  
SIGNAL

PAWLEY'S  
WINE & SPIRITS

SHARED  
MONUMENT SIGN

U.S. HIGHWAY 17 (OCEAN HIGHWAY)

PETICOLA DRIVE  
(IMPROVE WITH SINGLE PAV)

SIGN

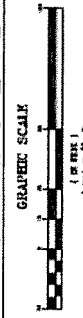
7-Brew  
Coffee

FUTURE RETAIL  
OR  
OFFICE BUILDING

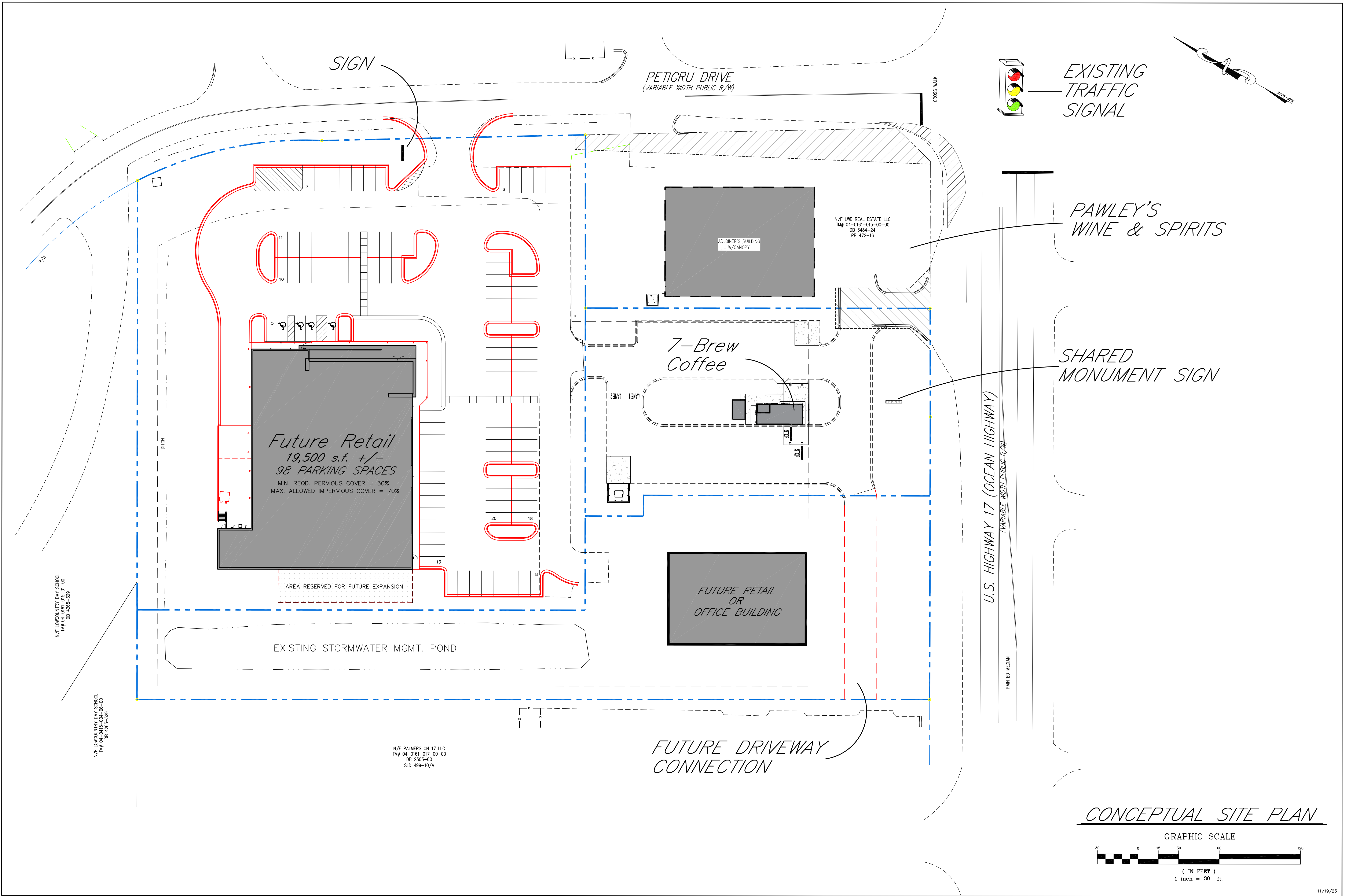
Future  
Retail  
100 TOTAL PARKING SPACES  
2.0 ACRES

EXISTING STORMWATER MGMT. POND

# CONCEPTUAL SITE PLAN



HAHNES, GIBSON & ASSOCIATES, INC.  
1000 NORTH BROADWAY, SUITE 200  
LAURENSVILLE, OHIO 44645  
PHONE: (781) 441-1000 FAX: (781) 441-1000



**Item Number:** 10.a  
**Meeting Date:** 1/23/2024  
**Item Type:** SECOND READING OF ORDINANCES

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Planning / Zoning

**ISSUE UNDERCONSIDERATION:**

Ordinance No. 24-01 - To amend the Future Land Use (FLU) map for 3 parcels, located at 46 Channel Bluff Avenue and 13236 Ocean Hwy, identified as TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from Medium Density Residential to Transitional.

**CURRENT STATUS:**

The properties are currently designated as Medium Density Residential and have a single family dwelling and a business.

**POINTS TO CONSIDER:**

On December 21, 2023, the Planning Commission voted 5 to 0 to recommend rezoning the parcel from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC). By a vote of 5-0, the PC also voted to recommend reclassifying the 3 parcels on the Future Land Use (FLU) map to Transitional to facilitate the request.

**FINANCIAL IMPACT:**

N/A

**OPTIONS:**

1. Approve Request
2. Deny Request
3. Defer Action
4. Remand to PC for further study

**STAFF RECOMMENDATIONS:**

Approve as recommended by PC.

**ATTORNEY REVIEW:**

Yes

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Ordinance No 24-01 to amend the FLU Map	Ordinance
<input type="checkbox"/> FLU Map	Cover Memo

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GEORGETOWN )

ORDINANCE NO: 24-01

**AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP, REGARDING TMS NUMBERS 04-0141-076-00-00, 04-0141-077-00-00 AND 04-0141-078-00-00 LOCATED AT 13236 OCEAN HWY AND 46 CHANNEL BLUFF AVENUE IN PAWLEYS ISLAND FROM MEDIUM DENSITY RESIDENTIAL TO TRANSITIONAL.**

**BE IT ORDAINED BY THE COUNTY COUNCIL MEMBERS OF GEORGETOWN COUNTY, SOUTH CAROLINA, IN COUNTY COUNCIL ASSEMBLED:**

To amend the Comprehensive Plan, Future Land Use Map, to reflect the redesignation of tax map parcels 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island, from Medium Density Residential to Transitional, as reflected on the attached map.

**DONE, RATIFIED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

\_\_\_\_\_  
Louis R. Morant  
Chairman, Georgetown County Council

(SEAL)

ATTEST:

\_\_\_\_\_  
Theresa Floyd  
Clerk to Council

This Ordinance, No. 24-01, has been reviewed by me and is hereby approved as to form and legality.

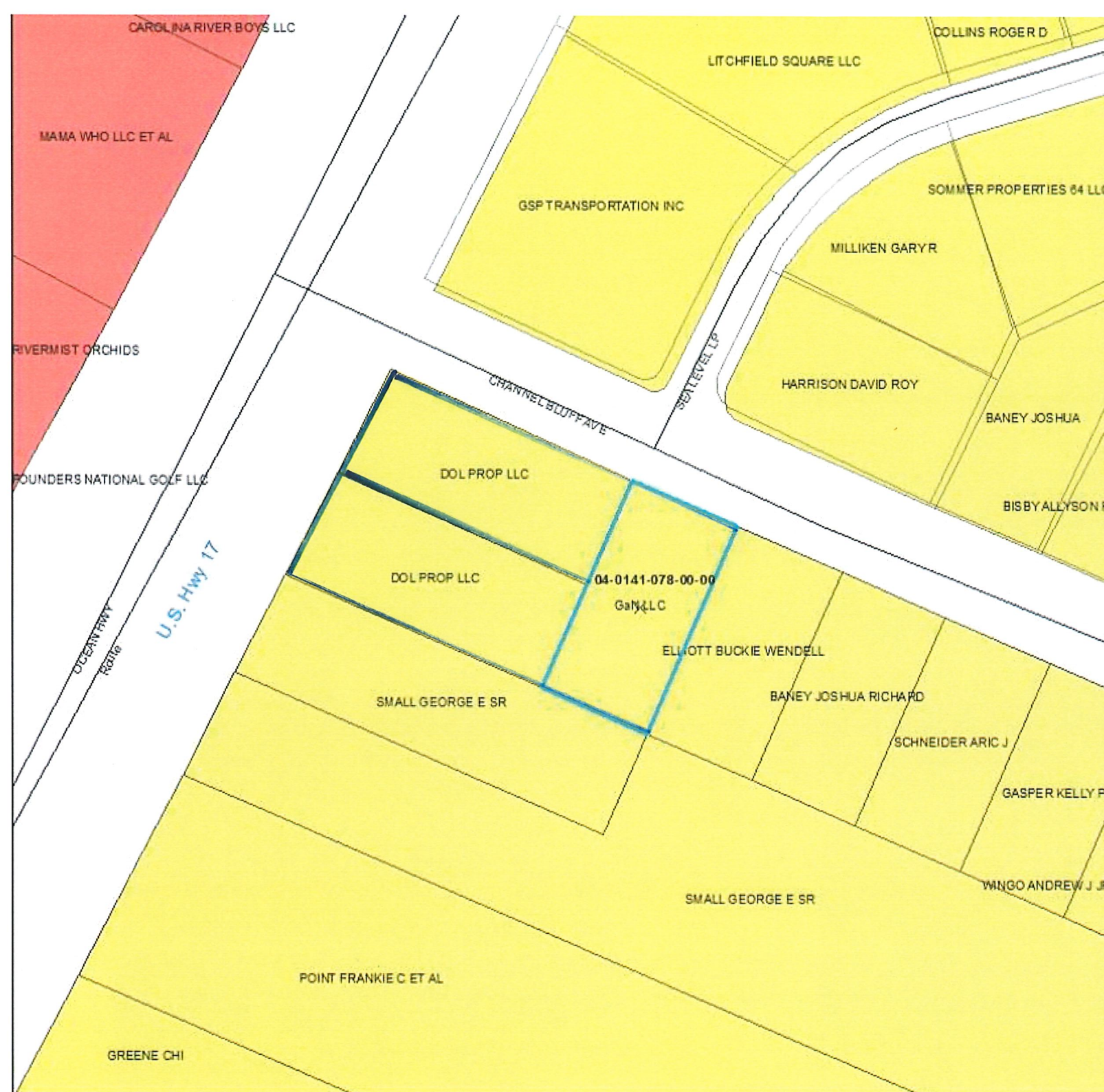
\_\_\_\_\_  
John D. Watson  
Georgetown County Attorney

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

# Future Land Use (FLU) Map



**Legend**

— Streets  
 □ County Parcels

**FLU**  
**FUTURE\_LAN**

- COMMERCIAL
- CONSERVATION PRESERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PRIVATE RECREATIONAL
- PUBLIC RECREATIONAL
- PUBLIC/SEMI-PUBLIC
- TRANSITIONAL



DISCLAIMER: This map is a geographical representation of data obtained from various sources. No effort has been made to verify the accuracy of the map. However, Savannah County does not assume any responsibility and liability of the use of this map.



**Item Number:** 10.b  
**Meeting Date:** 1/23/2024  
**Item Type:** SECOND READING OF ORDINANCES

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Planning / Zoning

**ISSUE UNDERCONSIDERATION:**

Ordinance No. 24-02 - To rezone three parcels located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island, TMS# 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC).

A request from Billy Nichols, agent for DOL Properties, LLC and GaN, LLC to rezone three parcels from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC). The properties are located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island. TMS# 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00. Case# RZE2023-00042.

**CURRENT STATUS:**

The property facing Channel Bluff is currently zoned 10,000 Square Feet Residential (R-10). An existing dwelling is located on the property and has been used as storage for approximately 12 years. The two lots fronting Ocean Hwy are currently zoned General Commercial (GC) and the location of Dunes Realty.

**POINTS TO CONSIDER:**

1. On October 16<sup>th</sup>, 2023, the applicant filed a request to rezone one parcel located at 46 Channel Bluff Avenue (approximately 8,320 sf) from 10,000 Square Feet Residential (R-10) to General Commercial (GC). After feedback and concerns from the neighbors the proposed rezoning was deferred by the Planning Commission at the November meeting. The property owner met with staff and revised his application to include all three of his adjacent properties. These properties are located at 46 Channel Bluff Avenue and 13236 Ocean Hwy in Pawleys Island. He is proposing to rezone the three properties containing approximately 28,990 sf from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC).
2. The surrounding zoning includes General Commercial (GC) to the north, west and south and 10,000 Square Feet Residential (R-10) to the east.
3. The current R-10 zoning allows for single family dwellings, excluding mobile homes on 10,000 sf lots. The setbacks are 25' front, 10' side and 15' rear. The current GC zoning allows for a wide variety of commercial uses such as gas stations, drive-thru restaurants, retail, garages, etc. on 10,000 sf lots. The setbacks are 90' front (Ocean Hwy), 10' side and 15' rear.
4. The proposed NC zoning allows for a smaller variety of commercial uses such as professional offices and business offices while eliminating more intense uses such as gas stations and drive-thru restaurants. The minimum lot size in NC is 10,000 sf with setbacks of 90' front (Ocean Hwy), 10' side and 15' rear.
5. Currently, there is an existing single family dwelling on the property fronting Channel Bluff; however, it is being utilized as storage for Dunes Realty which is located adjacent to the property fronting Hwy 17. The owner is requesting to rezone these three properties to Neighborhood Commercial (NC) for the purpose of expanding his current operation with additional office space and storage. Staff recommends the owner combine all three lots in order to eliminate the existing nonconforming use for the rear parcel.

combining all three lots in order to eliminate the existing nonconforming use for the rear parcel.

6. If the proposed NC zoning is approved, the owner/applicant intends to demolish the existing structure located on Channel Bluff and construct a new building that will comply with the WNCCO Zone and adhere to the NC zoning setbacks. No changes are being proposed for the existing Dunes Realty Office located on Ocean Hwy; however, if more that 50% of the appraised value of the building is damaged or altered the applicant will be required to comply with the WNCCO Zone and 90' front setback.

7. The property is located in Flood Zone AE and will require flood insurance.

8. The Future Land Use (FLU) map designates this property as Medium Density Residential; therefore, the FLU Map would need to be changed to Transitional to correspond to the proposed zoning designation.

9. Per Article XII, Chart 2, a level 3 buffer will be required adjacent to the existing residential structures located to the east and south.

10. The closest NC zoning district is 440' to the northeast and is approximately 1 acre in size. The closest zoning designation of a half acre in size is an RC district located approximately 700' to the southeast.

11. Frontage will be along Highway 17 and additional driveway access will be along Channel Bluff Avenue. Channel Bluff Avenue is a state maintained road and an encroachment permit from SCDOT will be needed.

12. Commercial Zoning is adjacent to the parcel to the north and west. A rezoning from R-10 (10,000 sf lots) to NC (10,000 sf lots) would bring the non-conforming use of the rear parcel into compliance. Staff feels the NC zoning would be a more transitional use and act as a buffer between the existing R-10 and GC zoning in the area. Combining this lot with the other two adjacent lots owned by the applicant will also eliminate the substandard lot area for the rear lot. The zoning would not be considered an increase in density but it would be an increase in intensity. In addition, staff recommends a change to the FLU map from Medium Density Residential to Transitional in order to support the proposed zoning request.

13. The Planning Commission held a public hearing on November 16th and voted to defer the proposed rezoning in order to address concerns from the adjacent property owners. A second meeting was held on December 21st, no one came forward to speak other than the applicant. There was no discussion and PC voted to approve the request by a vote of 5-0.

#### **FINANCIAL IMPACT:**

N/A

#### **OPTIONS:**

1. Approve Request.
3. Deny Request.
4. Defer Action.
5. Remand to PC for further study.

#### **STAFF RECOMMENDATIONS:**

Approve as recommended by PC.

**ATTORNEY REVIEW:**

Yes

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Ordinance No. 24-02	Ordinance
<input type="checkbox"/> Application and Attachments	Backup Material
<input type="checkbox"/> Zoning Map	Backup Material
<input type="checkbox"/> FLU Map	Backup Material
<input type="checkbox"/> Aerial Map	Backup Material
<input type="checkbox"/> Flood Map	Backup Material
<input type="checkbox"/> Proposed Zoning Map	Backup Material
<input type="checkbox"/> Adjacent Zoning Map	Backup Material
<input type="checkbox"/> Plat	Backup Material
<input type="checkbox"/> Pictures	Backup Material
<input type="checkbox"/> Resolution	Cover Memo

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GEORGETOWN )

ORDINANCE NO. 24-02

AN ORDINANCE TO AMEND THE ZONING MAP OF GEORGETOWN COUNTY REGARDING TMS NUMBERS 04-0141-076-00-00, 04-0141-077-00-00 AND 04-0141-078-00-00, LOCATED AT 13236 OCEAN HWY AND 46 CHANNEL BLUFF AVENUE IN PAWLEYS ISLAND, FROM 10,000 SQUARE FEET RESIDENTIAL (R-10) AND GENERAL COMMERCIAL (GC) TO NEIGHBORHOOD COMMERCIAL (NC).

BE IT ORDAINED BY THE COUNTY COUNCIL MEMBERS OF GEORGETOWN COUNTY, SOUTH CAROLINA, IN COUNTY COUNCIL ASSEMBLED TO AMEND THE ZONING MAP OF GEORGETOWN COUNTY, SPECIFICALLY TMS NUMBERS 04-0141-076-00-00, 04-0141-077-00-00 AND 04-0141-078-00-00, LOCATED AT 13236 OCEAN HWY AND 46 CHANNEL BLUFF AVENUE IN PAWLEYS ISLAND FROM (R-10) AND (GC) TO (NC), AS REFLECTED ON THE ATTACHED MAP.

DONE, RATIFIED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_(SEAL)  
Louis R. Morant  
Chairman, Georgetown County Council

ATTEST:

\_\_\_\_\_  
Theresa Floyd  
Clerk to Council

This Ordinance, No. 24-02, has been reviewed by me and is hereby approved as to form and legality.

\_\_\_\_\_  
John D. Watson  
Georgetown County Attorney

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

**FOR INTERNAL USE ONLY**

Case Number: CE2023-0042 Fee Paid: \$250  
Date Submitted: 11/20/23 Received By: AB



**129 Screven St. Suite 222  
Post Office Drawer 421270  
Georgetown, S. C. 29440  
Phone: 843-545-3158  
Fax: 843-545-3299**

**PROPOSED ZONING MAP AMENDMENT**

*COMPLETED APPLICATIONS FOR ZONING AMENDMENTS MUST BE SUBMITTED  
ALONG WITH THE REQUIRED FEE, AT LEAST THIRTY (30) DAYS PRIOR TO A  
PLANNING COMMISSION MEETING.*

**Fee required for all applications at the time of submittal:**

Rezoning Applications \$250.00

Property Information that you are requesting the change to:

Tax Map (TMS) Number: 04-0141-076-00-00, 077-00-00, 078-00-00

Street Address: 13236 Ocean Hwy. & 46 Channel Bluff Ave.

City / State / Zip Code: Pawleys Island, SC 29585

Lot Dimensions/ Lot Area: 130' x 214' x 130' x 223'

Plat Book / Page: 2760/290 -> DOL Prop 4359/73 -> G&N, LLC

Current Zoning Classification: General Commercial & R-10

Proposed Zoning Classification: Neighborhood Commercial

**Property Owner of Record:**

Name: DOL Prop, LLC & Gen, LLC  
Address: 128 Atlantic Ave. & 364 Rum Gully Rd.  
City/ State/ Zip Code: Murrells Inlet, SC 29576  
Telephone/Fax Numbers: 843-455-5112  
E-mail: gnichols@dunes.com  
Signature of Owner / Date: W. Gary Nichols 11-20-23

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the rezoning request.

**Agent of Owner:**

Name: Billy Nichols  
Address: 24 Stonington Drive  
City / State / Zip Code: Murrells Inlet, SC 29576  
Telephone/Fax: 843-385-2406  
E-mail: billynichols@dunes.com  
Signature of Agent/ Date: Billy Nichols 11/20/23  
Signature of Property Owner: W. Gary Nichols 11-20-23

**Contact Information:**

Name: Gary Nichols  
Address: 128 Atlantic Avenue Garden City, SC 29576  
Phone / E-mail: 843-455-5112 / gnichols@dunes.com

**Please provide the following information.**

1. If applicable, a copy of the site plan or plat (size 11 x17) along with a PDF version.

2. Please explain the rezoning request for this property.

*After our original Planning Commission hearing, we are now requesting to rezone the front two parcels (currently zoned GC) and the rear parcel (currently zoned R-10) to Neighborhood Commercial.*

*The decision to switch from GC to NC is an effort to appease the neighbors by eliminating the possibility of a gas station or drive-thru restaurant.*

Adjacent Property Owners Information required:

1. The person requesting the amendment to the Zoning Map or Zoning Text must submit to the Planning office, at the time of application submittal, stamped envelopes for each resident within **four hundred feet (400)** of the subject property. The following return address must appear on the envelope: **"Georgetown County Planning Commission, 129 Screven St. Suite 222, Georgetown, SC 29440."**
2. A list of all persons (and related Tax Map Numbers) to whom envelopes are addressed must also accompany the application.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed rezoning rests with the applicant.

Please submit this **completed application** and appropriate fee to **Georgetown County Planning Division at 129 Screven St. Suite 222, Georgetown, S. C. 29440**. If you need additional assistance, please call our office at 843-545-3158.

*Site visits to the property, by County employees, are essential to process this application. The owner/applicant as listed above, hereby authorizes County employees to visit and photograph this site as part of the application process.*

*A sign is going to be placed on your property informing residents of an upcoming meeting concerning this particular property. This sign belongs to Georgetown County and will be picked up from your property within five (5) days of the hearing.*

*All information contained in this application is public record and is available to the general public.*

## Georgetown County, SC

30 properties

## Parcel Results

36 Results

☐ Show Property Photos

Parcel ID	Account Number	Owner	Property Address	City	Assessed Value	Legal Description	Map
<a href="#">04-0141-001-00-00</a>	13729	ST PETERS LUTHERAN CHURCH ISL LITCHFIELD BCH	65 CROOKED OAK DR	Pawleys Island	\$4,938,600	CHANNEL BLUFF (CHURCH, OFFICES & SCHOOL BLDG & FELLOWSHIP HALL)	<a href="#">Map</a>
<a href="#">04-0141-001-01-00</a>	13730	CAROLINA RIVER BOYS LLC	13273 OCEAN HWY	Pawleys Island	\$502,200	PARCEL A, CHANNEL BLUFF SUB	<a href="#">Map</a>
<a href="#">04-0141-001-01-01</a>	42640	CAROLINA RIVER BOYS LLC	13291 OCEAN HWY	Pawleys Island	\$593,400	PARCEL B, CHANNEL BLUFF SUB	<a href="#">Map</a>
<a href="#">04-0141-017-00-00</a>	13737	DIETER JONATHAN L LIFE ESTATE ET AL DIETER R TUCKER MAMA WHO LLC	13253 OCEAN HWY	Pawleys Island	\$463,200	LOTS 3,4, & 5 CHANNEL BLUFF SUB	<a href="#">Map</a>
<a href="#">04-0141-018-00-00</a>	13738	RIVERMIST ORCHIDS	OCEAN HWY 13738	Pawleys Island	\$220,000	CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-036-00-00</a>	13757	GSP TRANSPORTATION INC ATTN: JEFFERY J SCHOEPFEL PRESIDENT	13272 OCEAN HWY	Pawleys Island	\$396,600	18 19 & 20 CHANNEL B ; PLT 3850-249	<a href="#">Map</a>
<a href="#">04-0141-038-00-00</a>	13758	LITCHFIELD SQUARE LLC	13302 OCEAN HWY	Pawleys Island	\$481,600	21 & 22 CHANNEL BLUF	<a href="#">Map</a>
<a href="#">04-0141-048-00-00</a>	13767	COLLINS ROGER D COLLINS CINDY T	57 SEA LEVEL LOOP	Pawleys Island	\$321,300	LOT A CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-064-00-00</a>	13783	FAILE RYAN CHRISTOPHER FAILE KATHERINE	55 CHANNEL BLUFF AVE	Pawleys Island	\$153,000	51 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-065-00-00</a>	13784	MILLIKEN GARY R EDWARDS LINDA S	30 SEA LEVEL LOOP	Pawleys Island	\$246,800	52 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-066-00-00</a>	13785	SOMMER PROPERTIES 64 LLC	52 SEA LEVEL LOOP	Pawleys Island	\$100,000	53 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-067-00-00</a>	13786	CEDAR SHAKIN LLC	78 SEA LEVEL LOOP	Pawleys Island	\$202,700	54 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-069-00-00</a>	13788	BEVERLY HOMES LLC	168 SEA LEVEL LOOP	Pawleys Island	\$130,000	LOT G CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-071-00-00</a>	13790	BANEY JOSHUA BANEY GLORIA	176 SEA LEVEL LOOP	Pawleys Island	\$70,000	LOT F CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-072-00-00</a>	13791	VILLASUSO KELLY JEANNE	202 SEA LEVEL LOOP	Pawleys Island	\$300,700	59 CHANNEL BLUFF; PLT 3014-71	<a href="#">Map</a>
<a href="#">04-0141-073-00-00</a>	13792	HEWETT JAMIE MCSWEEN TAYLOR	103 CHANNEL BLUFF AVE	Pawleys Island	\$299,100	60 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-074-00-00</a>	13793	BISBY ALLYSON R BISBY DOUGLAS	91 CHANNEL BLUFF AVE	Pawleys Island	\$252,200	61 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-075-00-00</a>	13794	BANEY JOSHUA BANEY GLORIA	77 CHANNEL BLUFF AVE	Pawleys Island	\$250,400	62 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-076-00-00</a>	13795	DOL PROP LLC	13236 OCEAN HWY	Pawleys Island	\$332,400	16 CHANNEL BLUFF SUB	<a href="#">Map</a>
<a href="#">04-0141-077-00-00</a>	13796	DOL PROP LLC	13236 OCEAN HWY	Pawleys Island	\$167,100	17 CHANNEL BLUFF SUB	<a href="#">Map</a>
<a href="#">04-0141-078-00-00</a>	13797	GaN LLC	46 CHANNEL BLUFF AVE	Pawleys Island	\$67,000	50 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-079-00-00</a>	13798	ELLIOTT BUCKIE WENDELL ELLIOTT LARRY A	58 CHANNEL BLUFF AVE	Pawleys Island	\$50,000	49 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-080-00-00</a>	13799	BANEY JOSHUA RICHARD BANEY GLORIA M	68 CHANNEL BLUFF AVE	Pawleys Island	\$299,800	48 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-081-00-00</a>	13800	SCHNEIDER ARIC J SCHNEIDER SANDRA D	86 CHANNEL BLUFF AVE	Pawleys Island	\$376,300	47 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-082-00-00</a>	13801	GASPER KELLY P GASPER MICHAEL	92 CHANNEL BLUFF AVE	Pawleys Island	\$325,600	46 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-083-00-00</a>	13802	WINGO ANDREW J JR WINGO SUSAN A	104 CHANNEL BLUFF AVE	Pawleys Island	\$179,900	45 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-084-00-00</a>	13803	O'BRIEN MICHAEL J O'BRIEN WANDA LYNN	118 CHANNEL BLUFF AVE	Pawleys Island	\$172,600	44 CHANNEL BLUFF	<a href="#">Map</a>
<a href="#">04-0141-090-00-00</a>	13809	SMALL GEORGE E SR	13212 OCEAN HWY	Pawleys Island	\$214,100	TRACT A U S 17 LITCHFIELD	<a href="#">Map</a>

Parcel ID	Account Number	Owner	Property Address	City	Assessed Value	Legal Description	Map
<a href="#">04-0141-090-01-00</a>	13810	(23) POINT FRANKIE C ET AL POINT COLLINN C POINT ANSONIA M POINT BRIAN J GIBSON MARILYN P GIBSON OLIN T ROBINSON LAURA BELLE P SUTTON LUCILLE P MARSHALL POINT TESTAMENTARY TRUST	13192 OCEAN HWY	Pawleys Island	\$206,900	PARCEL B	<a href="#">Map</a>
<a href="#">04-0141-090-02-00</a>	13811	(24) GREENE CHI GREENE DARYL	13160 OCEAN HWY	Pawleys Island	\$200,000	PARCEL C	<a href="#">Map</a>
<a href="#">04-0141-090-03-00</a>	40658	SMALL GEORGE E SR	13212 OCEAN HWY	Pawleys Island	\$75,000	PT TRACT A US HWY 17 LITCHFIELD	<a href="#">Map</a>
<a href="#">04-0141-092-00-00</a>	13813	(25) BAKER HOLDING LLC	13138 OCEAN HWY	Pawleys Island	\$747,900	U S 17 & LITCHFIELD	<a href="#">Map</a>
<a href="#">04-0141-093-00-00</a>	13814	BAKER HOLDING LLC	LITCHFIELD DR	Pawleys Island	\$75,000	LITCHFIELD BLVD	<a href="#">Map</a>
<a href="#">04-0141-094-00-00</a>	13815	(26) SEA SANDS PROPERTIES LLC	75 LITCHFIELD DR	Pawleys Island	\$250,000	LITCHFIELD BLVD	<a href="#">Map</a>
<a href="#">04-0141-094-01-00</a>	37161	(27) GEORGETOWN CO WATER & SEWER	LITCHFIELD DR	Pawleys Island	\$69,800	LITCHFIELD BLVD	<a href="#">Map</a>
<a href="#">04-0186-065-01-00</a>	17044	(28) FOUNDERS NATIONAL GOLF LLC	97 HAWTHORN DR	Pawleys Island	\$3,500	PT LTS U & V, SEC M, RACQUET CLUB; SLD 793-10; SLD 799-2; SLD 833-2	<a href="#">Map</a>

## Export

36 Results

Select export file format:

Excel (.xlsx)

Download

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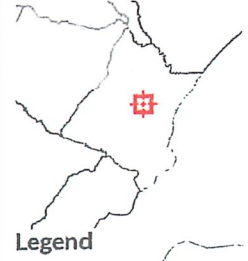
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 11/17/2023 7:01:24 AM

Contact Us

Developed by  
**Schneider**  
GEOSPATIAL



**Overview**



**Legend**

- Parcels
- City Labels
- Roads
- Zoning**
- CITY OF GEORGETOWN**
- CP
- FA
- FA/C
- FA/R
- FDD
- GC
- GR
- GRR
- HI
- LI
- MD
- MHP
- MR10
- NC
- OC
- PA
- PD
- R1
- R1/2AC
- R10
- R1AC
- R2
- R3/4AC
- R5
- R6
- RC
- RG
- RR
- RS
- RVC
- VR10



### **NOTICE OF PUBLIC HEARING**

The Planning Commission will consider a request from Billy Nichols, agent for GaN, LLC and DOL Properties, LLC to rezone three parcels from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC). The parcels are located at 46 Channel Bluff Ave. and 13236 Ocean Hwy in Pawleys Island. TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00. Case# RZE2023-00042

The Planning Commission will be reviewing this request on **Thursday, December 21<sup>st</sup>, 2023 at 5:30 p.m.** in the **Council Chambers at 129 Screven Street in Georgetown, South Carolina.**

If you wish to make public comments on this request, you are invited to attend this meeting.

If you cannot attend and wish to comment please submit written comment to:

***Georgetown County Planning Commission***

***PO Box 421270***

***Georgetown, South Carolina 29440***

***Telephone (843) 545-3158***

***Fax (843) 545-3299***

***E-mail: [jblankenship@gtcounty.org](mailto:jblankenship@gtcounty.org)***

# Current Zoning Map

## Legend

### Zoning Districts

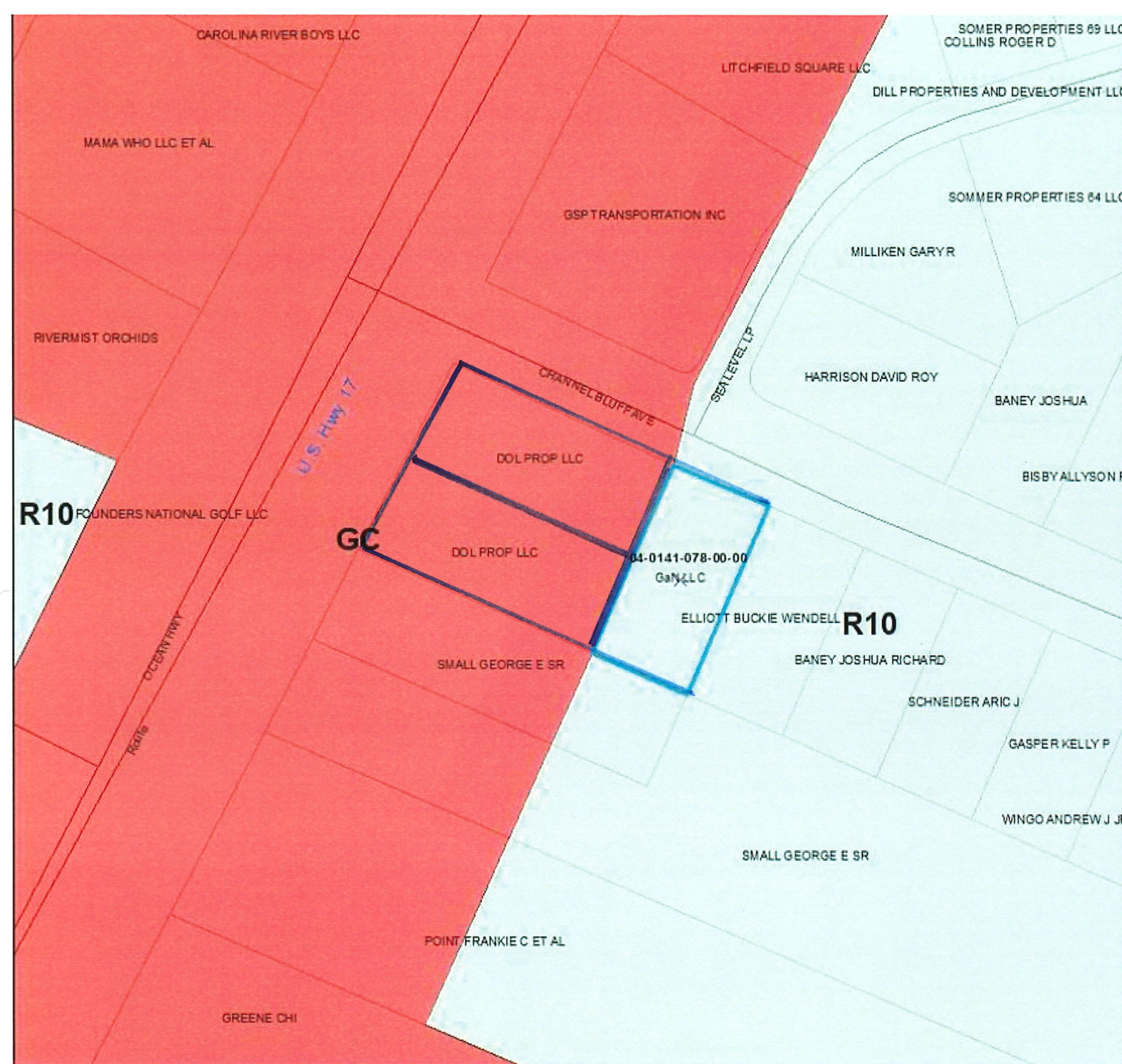
#### DISTRICT

- CP
- FA
- FDD
- GC
- GR
- HI
- LI
- MHP
- MR10
- NC
- PA
- PD
- R1/2
- R1/2AC
- R10
- R1AC
- R2
- R3/4AC
- RS
- RVC
- VR10

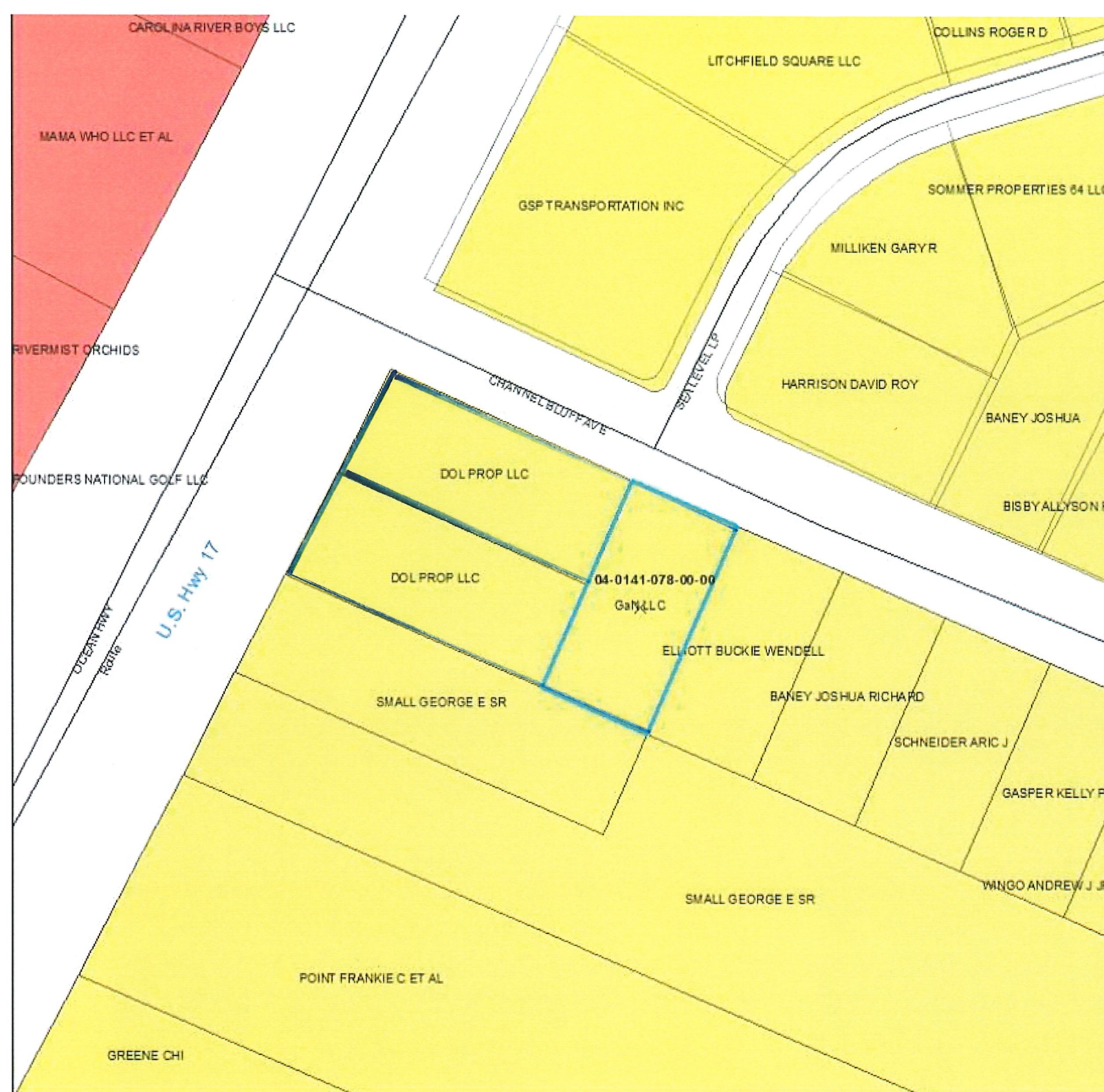


DISCLAIMER: This map is a property for information only. It does not constitute a contract or any other legal document. The County of Guilford does not warrant the accuracy of the map. The County of Guilford does not assume any responsibility for the use of this map.

0 15 30 60 90 120 Feet



# Future Land Use (FLU) Map



**Legend**

- Streets
- County Parcels

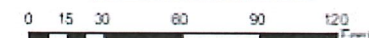
**FLU**

**FUTURE\_LAN**

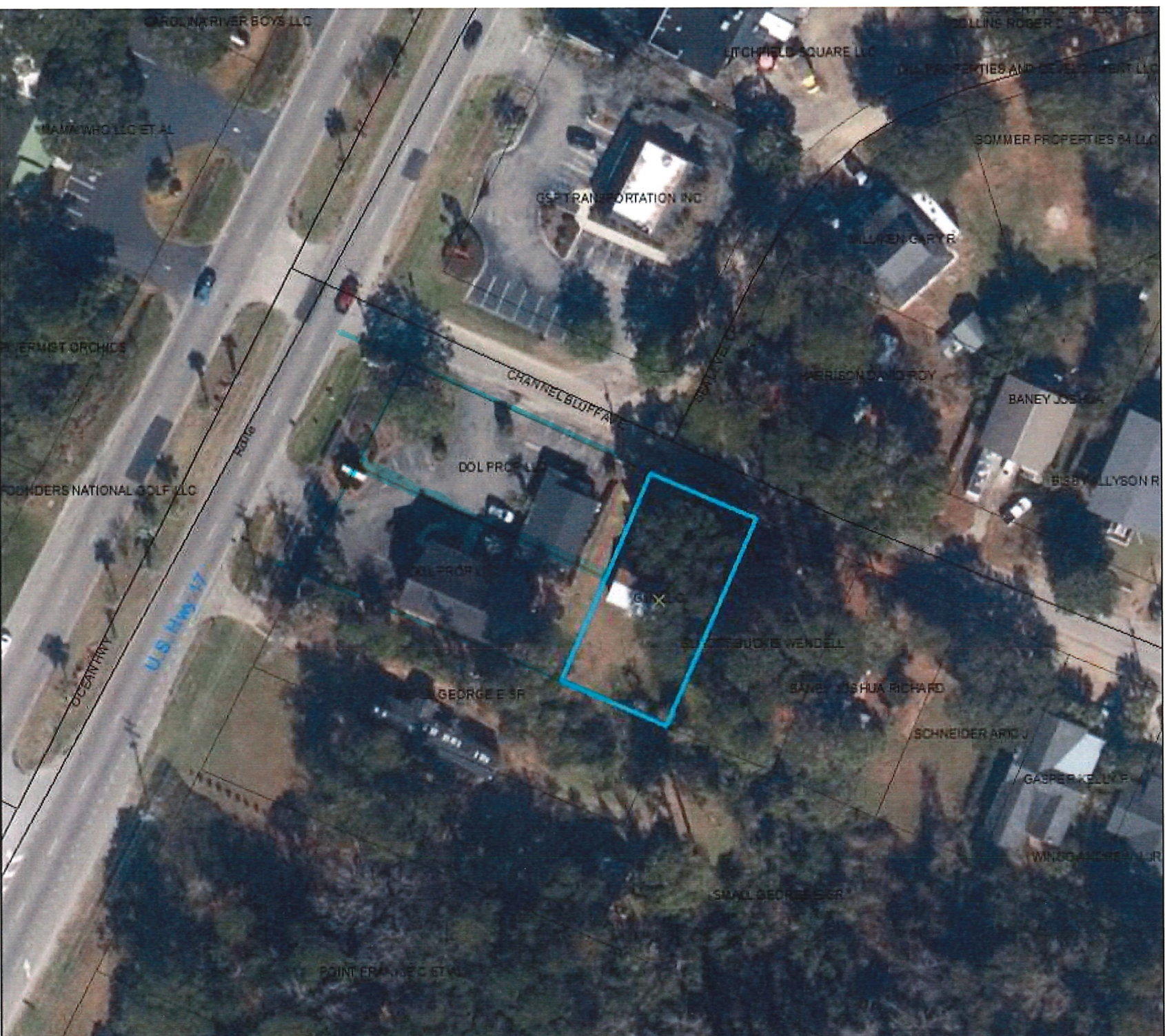
- COMMERCIAL
- CONSERVATION PRESERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PRIVATE RECREATIONAL
- PUBLIC RECREATIONAL
- PUBLIC/SEMI-PUBLIC
- TRANSITIONAL



DISCLAIMER: This map is a geographical representation of data contained therein and is not intended to be used for any purpose other than that for which it was prepared. The accuracy of the map, including the accuracy of the data, is not guaranteed. The user assumes all responsibility and liability for the use of this map.



# Aerial Map



## Legend

- Streets
- County Parcels



DISCLAIMER: This map is a geographic representation of data obtained from various sources. It is not intended to be used as a legal document. The map is not a warranty, representation, or liability of the state of Georgia. The map is not a warranty, representation, or liability of the state of Georgia.

0.00 0.0045 0.009 0.0135 0.018 Miles

# Flood Insurance Rate Map (FIRM)

## Legend

- Streets
- County Parcels

## Floodzones5\_9\_2023

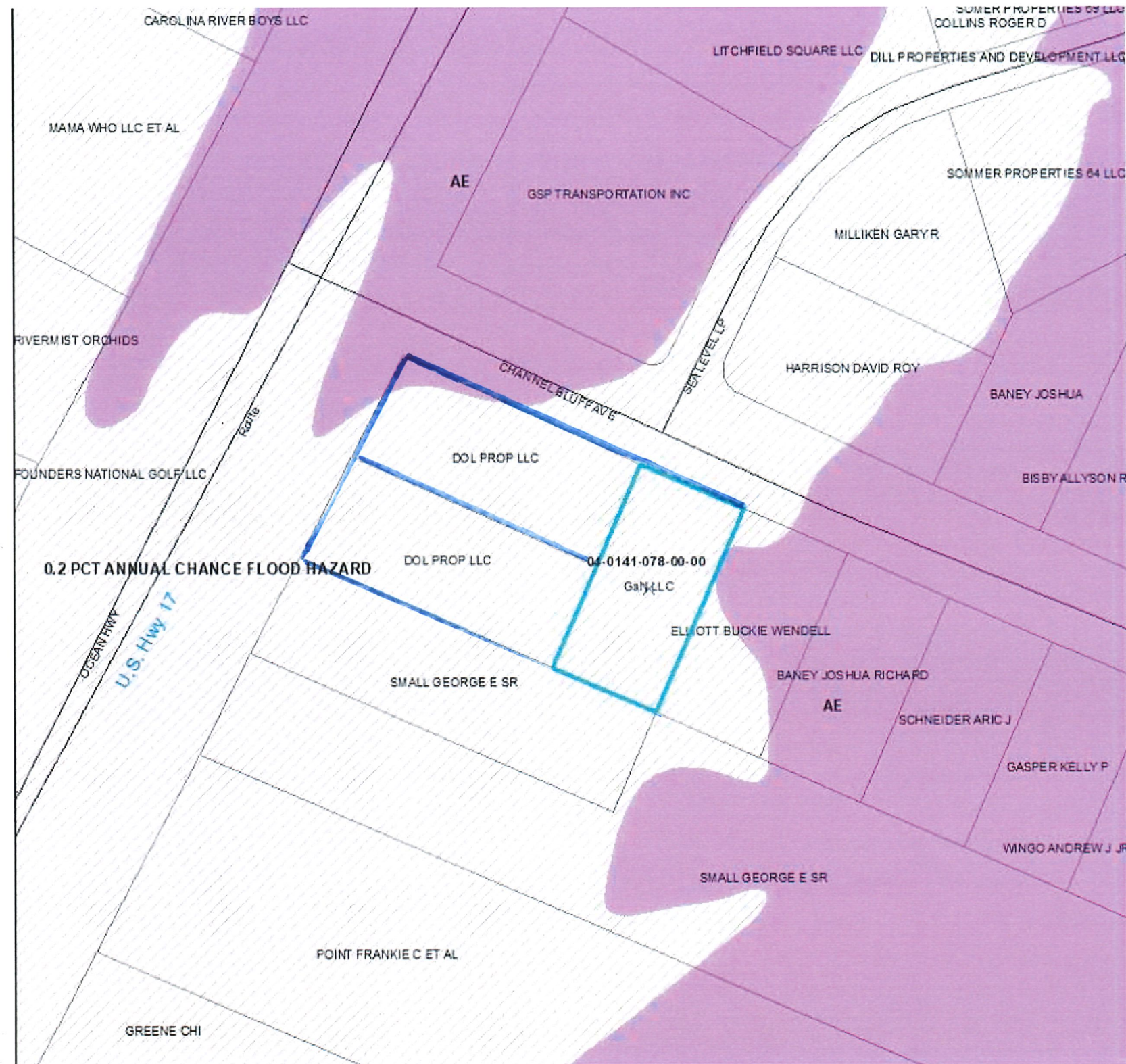
### FLD\_ZONE

- X
- 0.2 PCT ANNUAL
- AE
- VE
- A
- AO



DISCLAIMER: This map is a graphic representation of the official Flood Insurance Rate Map (FIRM) for the State of Georgia. It is not intended to be used as a substitute for the official FIRM. The map is provided for informational purposes only. The Georgia Department of Transportation (DOT) is not responsible for the accuracy, completeness, or timeliness of the information contained in this map. The DOT is not responsible for any errors or omissions in this map. The DOT is not responsible for any damages, including consequential damages, arising from the use of this map. The DOT is not responsible for any claims, including claims for damages, arising from the use of this map. The DOT is not responsible for any claims, including claims for damages, arising from the use of this map.

0 15 30 60 90 120 Feet



# Proposed Zoning Map

## Legend

— Streets

## Zoning Districts

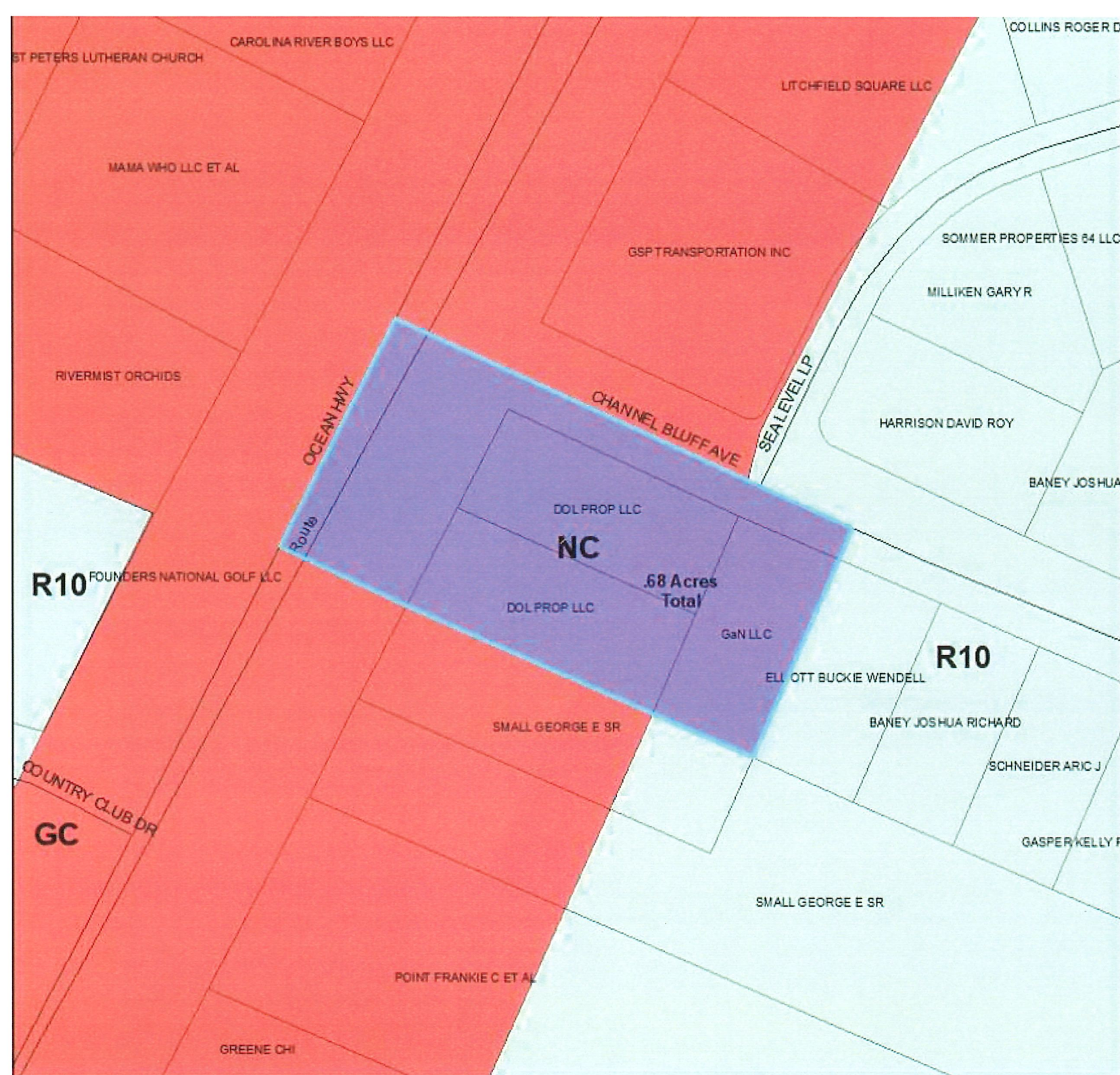
### DISTRICT

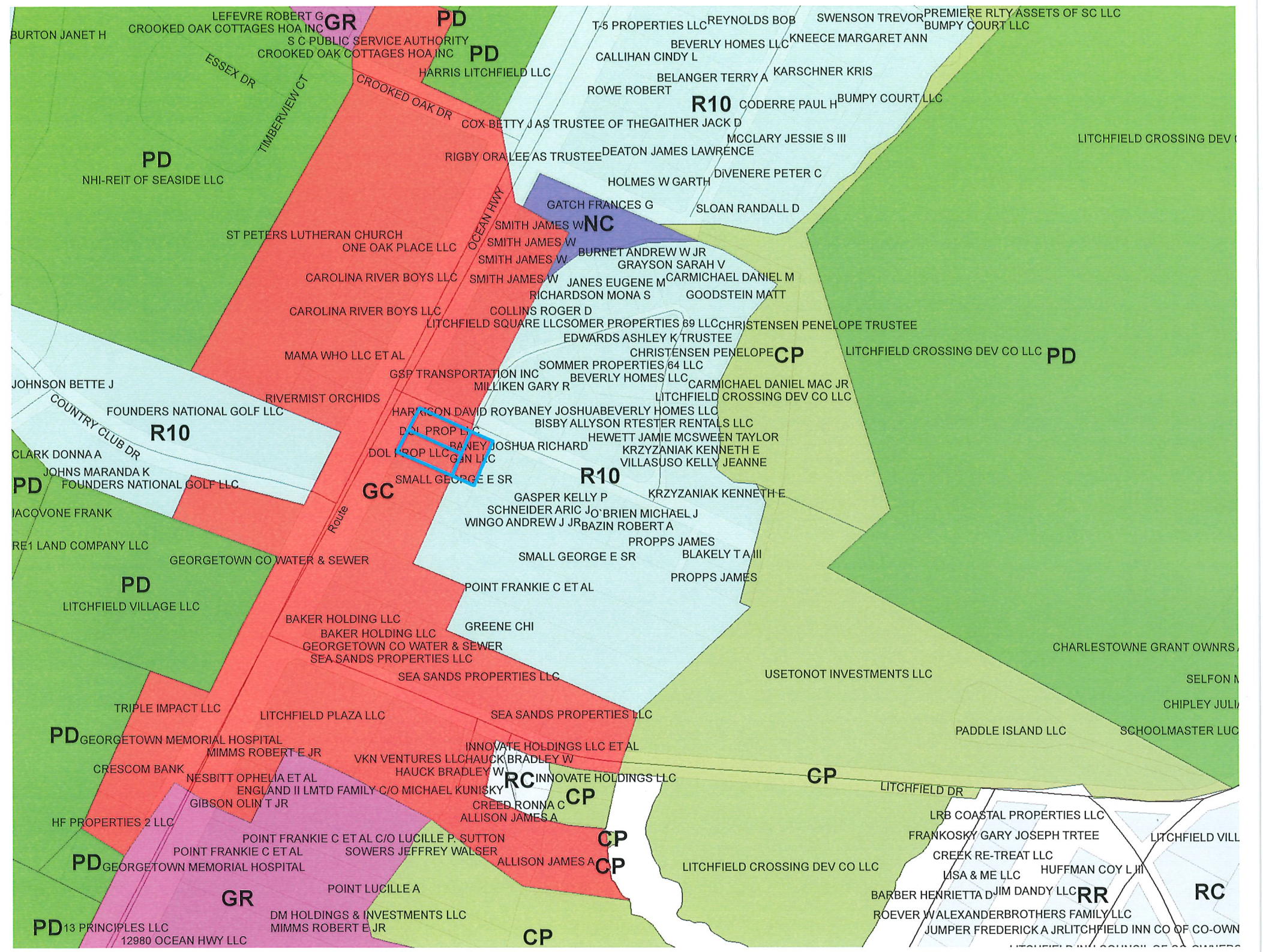
- CP
- FA
- FDD
- GC
- GR
- HI
- LI
- MR10
- NC
- OC
- PA
- PD
- R1/2
- R1/2AC
- R10
- R1AC
- R2
- R3/4AC
- RS
- RVC
- VR10

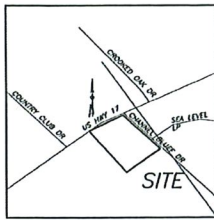


DISCLAIMER: This map is a graphic representation of data derived from various sources. It is not intended to be used as a legal document. The Town of Marietta, Georgia, is not responsible for any errors or omissions in this map.

0 15 30 60 90 120 Feet







VICINITY MAP  
(NOT TO SCALE)

LEGEND

- IRON PIPE (FOUND)
- IRON REBAR (FOUND)
- 5/8" IRON REBAR (SET)
- ◇ FIRE HYDRANT
- CLEAN OUT
- GRATE INLET
- ⊥ POWER POLE
- CABLE BOX
- ⊗ WATER METER
- SANITARY ARI MINHOLE
- TELEPHONE BOX
- OHP- OVERHEAD ELECTRIC LINE
- BSL- BUILDING SETBACK LINE

NOTES:

- 1) TAX MAP NO. (PARENT TRACTS): 04-0141-076-00-00, 077-00-00, 078-00-00.
- 2) ACCORDING TO F.L.R.M. MAP NO. 45043C, PANEL 03760, REVISED 05/09/2023, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAN IS LOCATED IN FLOOD HAZARD ZONE X-500 & AE-13.
- 3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
- 4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SALES HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- 5) A TITLE SEARCH WAS NOT PERFORMED BY THARRS LAND SURVEYING, LLC AT THE TIME OF THIS SURVEY.
- 6) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) DEED REFERENCE: D.B. 2760, PG. 290 & D.O. 4359, PG. 73.
- 8) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS THAT MAY AFFECT THE USE OF THIS PROPERTY.
- 9) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
- 10) CURRENT OWNER: DOL PROP, LLC (LOTS 16 & 17)  
ADDRESS: 1285 ATLANTIC AVE  
GARDEN CITY, SC 29576  
CURRENT OWNER: GAN, LLC (LOT 50)  
ADDRESS: 346 RUM GULLY RD.  
MURRELLS INLET, SC 29576
- 11) ZONED-GC (LOTS 16 & 17), R-10 (LOT 50)  
BUILDING SETBACK LIMITS (GC) FRONT-50', SIDE-10', REAR-15', CORNER-33' BLDG. HT-35' MAX.  
(R-10) FRONT-25', SIDE-10', REAR-15', CORNER-16.5'

REFERENCES:

- 1) GEORGETOWN COUNTY RECORDS P.B. F, PG. 112
- 2) GEORGETOWN COUNTY RECORDS P.B. S, PG. 20
- 3) GEORGETOWN COUNTY RECORDS R.B. 3850, PG. 249

THIS PLAN AND ALL REPRODUCIBLE COPIES OF THIS PLAN ARE THE PROPERTY OF THARRS LAND SURVEYING, LLC. REPRODUCTION OF THIS PLAN IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF THARRS LAND SURVEYING, LLC. UNLESS THIS PLAN IS A MATTER OF PUBLIC RECORD, ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GEORGETOWN COUNTY LAND DEVELOPMENT REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

(PLANNING SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

(PLANNING SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION  
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS (PLANS OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

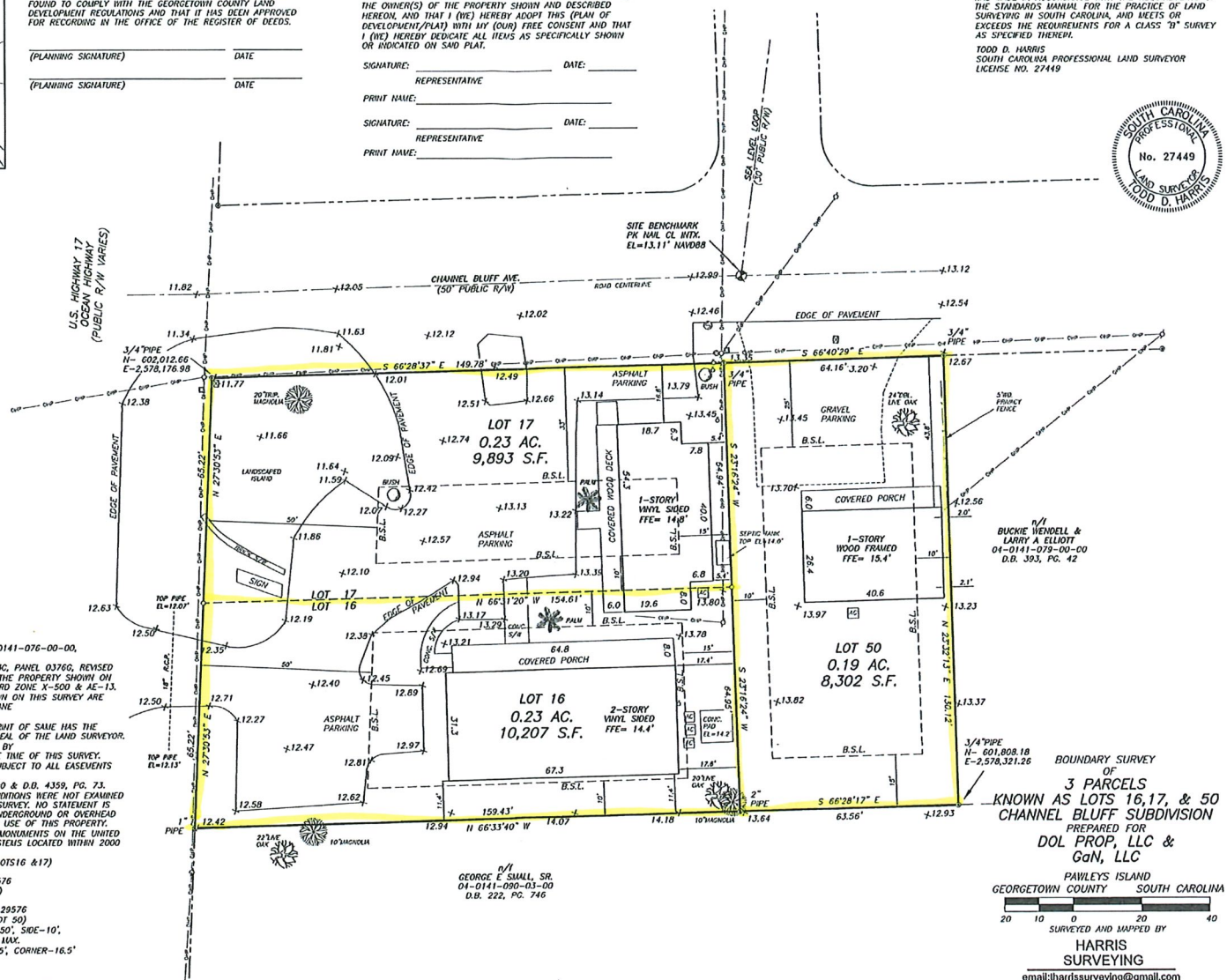
REPRESENTATIVE

PRINT NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

REPRESENTATIVE

PRINT NAME: \_\_\_\_\_



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

TODD D. HARRIS  
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 27449



BOUNDARY SURVEY  
OF  
3 PARCELS  
KNOWN AS LOTS 16, 17, & 50  
CHANNEL BLUFF SUBDIVISION  
PREPARED FOR  
DOL PROP, LLC &  
GAN, LLC  
PAWLEYS ISLAND  
GEORGETOWN COUNTY SOUTH CAROLINA

SCALE 1" = 20'  
FILE 5'  
FIELD DATE 08/21/23  
PLAT DATE 09/15/23

HARRIS  
SURVEYING  
email: tharrs@harrissurveying.com  
MURRELLS INLET, SC 29576  
PHONE: 843.457.0042  
SCALE 1" = 20'  
FILE 5'  
FIELD DATE 08/21/23  
PLAT DATE 09/15/23  
DRAWN BY TDH  
REVIEWED BY  
APPROVED BY FLH  
PARTY CHIEF TH



**PUBLIC  
HEARING**  
129 Screven St. Georgetown, SC  
**PLANNING  
COMMISSION**  
GEORGETOWN COUNTY PLANNING  
843-545-3158  
For Date and Time





## **RESOLUTION**

**WHEREAS**, the Georgetown County Comprehensive Plan establishes the goals of providing appropriate area for residential, commercial, agricultural development; and

**WHEREAS**, Billy Nichols, agent for DOL Properties, LLC and GaN, LLC filed a request to rezone three (3) parcels totaling approximately 28,990 sf, TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC). The properties are located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island; and

**WHEREAS**, the Future Land Use (FLU) Map for this area, as contained in the Georgetown County Comprehensive Plan, currently designates this area as Medium Density Residential;

**NOW, THEREFORE, BE IT RESOLVED**, that the Georgetown County Planning Commission hereby recommends to the Georgetown County Council that approximately 28,660 sf, TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, be rezoned from R-10 and GC to NC; and furthermore be changed on the Official Zoning Map, and to Transitional on the Future Land Use (FLU) map for Georgetown County.

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*Robert Davis*, Chairperson  
Georgetown County Planning Commission

ATTEST:

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*Holly Richardson*  
Georgetown County Planning Director

**Item Number:** 12.a  
**Meeting Date:** 1/23/2024  
**Item Type:** APPROVAL OF MINUTES

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** County Council

**ISSUE UNDERCONSIDERATION:**  
Regular Council Meeting - January 11, 2024

**CURRENT STATUS:**  
Pending

**POINTS TO CONSIDER:**  
n/a

**FINANCIAL IMPACT:**  
n/a

**OPTIONS:**  
1. Approval of minutes as submitted.  
2. Offer amendments.

**STAFF RECOMMENDATIONS:**  
Approval of minutes as submitted.

**ATTORNEY REVIEW:**

**ATTACHMENTS:**

Description	Type
▣ DRAFT - 011124 MINUTES	Backup Material

Georgetown County Council held a Regular Council Meeting on Thursday, January 11, 2024, at 5:30 PM in the Howard Auditorium, 1610 Hawkins Street, Georgetown, South Carolina.

Present:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

Staff:	Jackie Broach, <i>Public Information Officer</i>	Theresa Floyd, <i>Clerk to Council</i>
	Angela Christian <i>County Administrator</i>	John D. Watson, <i>County Attorney</i>

Other staff members, members of the public, and representatives of the media were also present. In accordance with the Freedom of Information Act, a copy of the agenda was sent to newspapers, television, and radio stations, citizens of the County, Department Heads, and posted on the bulletin board in the historic Courthouse.

The meeting was called to order at 5:36 PM. Councilmember Everett Carolina gave an invocation, and all joined in the pledge of allegiance.

#### **APPROVAL OF AGENDA:**

Councilor Raymond Newton moved for approval of the agenda. Councilor Everett Carolina offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

#### **SPECIAL REPORTS/PRESENTATIONS:**

##### Presentation - Innovation Award

Walt Ackerman, Human Resources Director, announced to County Council that the Office of Elections and Voter Registration was nominated as a recipient of Georgetown County's "Innovation Award". Since 2012, Georgetown County has had a policy in place to recognize employees who create and introduce processes and projects that demonstrate innovation and result in reduced costs and/or increased efficiency for the county's benefit. In response to repeated requests from voters wanting to 'view' the tabulation process on Election night, the Office of Election and Voter Registration, working with the MIS Department, found and implemented a solution to allow the public to view tabulation, in real time by streaming to a monitor in the lobby. Members of Office of Elections and Voter Registration and the MIS Department were present during the meeting and received recognition.

##### Request to name the New Auditorium at the Georgetown Library

Dwight McInvaill, Georgetown County Library Director, presented a recommendation on behalf the County Library Board to name the new auditorium at the Georgetown County Library in honor of Ms. Jean Flournoy Moody. Mr. McInvaill said Ms. Moody was civic minded, modest, and very frugal. After her passing she left

1.4 million dollars for her church, 1.4 million dollars to an orphanage, and another 1.4 million dollars to the Georgetown Library.

Councilor Raymond Newton moved for approval of the request to name the newly constructed auditorium at the main branch of the Georgetown Library as the “The Jean Flournoy Moody Auditorium”. Councilor Lillie Jean Johnson offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

#### **PUBLIC COMENTS:**

##### Chris Spigner

Ms. Spigner started off by introducing County Council to Josh, a student from Lexington Middle School. She was tasked to introduce this student with interesting things about Georgetown County. Ms. Spigner said that she was excited to be able to show this student that she is at a County Council meeting to fight for individuals to be able to board an eco-tourism boat and explore the precious Winyah Bay. She continued by stating that the Carroll Ashmore Campbell Marine Complex has the infrastructure to support larger coastguard approved boats. She would like County Council to consider allowing the larger boats to use the complex in order to save eco-tourism in Georgetown.

##### John Sconyers

Captain John Sconyers, owner of *Aces up Fishing Charters* located in Murrells Inlet, started his business in 2004. For 20 years he has been working as a Captain, and until this point never experienced problems in Georgetown. Captain Sconyers stated that proposed amendments to the County’s boat ordinance would exclude him specifically from using public boat ramps as he has a 34-foot vessel. He spoke with his insurance agent who informed him that any paying client of his business is covered from the moment they step out of their car, until the moment they step back in. The County would not have to worry about coverage for any accidents with charter boat clients. All businesses with vessels that are over the stated limit will soon be out of business unless they sell their boats for smaller boats. He pled with County Council to take the length limit out of the ordinance and leave only the 6-pack boat, so his business can continue to operate as it has the last 20 years.

##### Eddie Lee

Mr. Lee, a member of Andrews Town Council, stated that in Andrews he represents the people as a whole no matter their ethnic background. He also stated that Andrews desperately needs EMS back as they are in need of it just as any other city.

##### Tammy Hoy

Ms. Hoy spoke regarding the proposed amendments to the County’s boat ordinance. She first mentioned that had it not been for estuary tours, she would have never been able to fully experience Georgetown County in all of its complexity. She asked County Council to consider amending the ordinance to allow larger vessels, such as tour boats, to continue to operate out of Georgetown.

Alex "B"

Alex started off with stating that the Capital Project Sales Tax Committee is not well balanced with only two black members and one woman. He stated that the one woman also holds a position on the Planning Commission, and that the projects being promoted by the CPST are not realistically able to happen.

William Cooper

Mr. Cooper spoke in opposition of Ordinance No. 23-45 to amend the Flexible Design District to allow for a shopping destination for the entire county. Mr. Cooper believes approval of this project would be premature before the approval of the encroachment application for additional access. He does not believe that the South Carolina Department of Transportation has received an application on this matter, and he also stated that it is hazardous to the residents in Parkersville. Mr. Cooper asked that County Council create a traffic plan that includes cars, cyclists, and pedestrians to make a safe traffic intersection for this project.

Dan Stacy

Mr. Stacy spoke on behalf of the property applicant regarding Ordinance No. 23-45. He stated that County Council previously approved this project back in 2015 for 35,250 ft. of multiple buildings. It was then modified by County Council in 2017 to allow a single building of 35,962 ft., and then modified back to the original plan in 2019. He informed County Council that the current building size being proposed is roughly 8000 ft. smaller than what is currently being permitted. He said the Planning Commission voted to pass this item with a 6 to 1 vote. He urged County Council to favorably consider the applications and noted his availability to address any questions they may have pertaining to this matter.

**RESOLUTIONS / PROCLAMATIONS:**

Resolution No. 24-01

Following a report from County Attorney, John D. Watson, pertaining to Resolution No. 24-01, discussion ensued among members of County Council. Councilor Raymond Newton moved for adoption of Resolution No. 24-01, a Resolution to Rescind Council's Prior Approval and Authorization to Create a Commission Pursuant to S.C. Code 4-10-300, ET. Seq. to consider proposals for funding Capital Projects within Georgetown County. Councilor Everett Carolina offered a second on the motion. Chairman Morant called for further discussion on the motion.

Councilor Everett Carolina stated that Resolution No. 24-01 was being presented to rescind County Council's recent action to appoint a Capital Project Sales Tax Committee as its recent submission of members for the upcoming CPST referendum fails to provide fair representation for Council Districts 3 and 5, which includes the Town and Municipality of Andrews. According to Councilor Carolina, the current Andrews Town Council members believe the current method does not provide representation for the Town. Councilor Carolina stated that the Town of Andrews has been "shut down" again.

Councilor Raymond Newton stated that 83% of the population in Council Districts 3 and 5 live outside of the Andrews Town Limits. Approximately 18,000 county residents live within these two Council Districts. This is not the way the Committee was compiled in 2014. He also stated that if he had known this was going to be the outcome of the initial vote for the CPST Committee, he would never have voted to support it. There was an understanding that if Council voted for the three requested CPST Committee members, those members would then vote to appoint a member from Andrews. That is not the case. He stated that this resolution should be passed in order to abolish the current CPST Committee immediately, as it does not seem right.

Councilor Bob Anderson asked County Attorney, John D Watson, if passing the proposed resolution would prevent the entire tax referendum from moving forward. He concurred. If the Committee is disbanded at this point, the County cannot move forward with a CPST referendum until the next general election (in two years). Chairman Louis Morant stated that the Committee is tasked with submitting a list of proposed projects, however, County Council can ultimately decide whether to move forward at that time.

Councilor Stella Mercado stated that the CPST Committee members from the Waccamaw Neck are multi-generational and originally from the western part of the county and that area would have representation. Councilor Raymond Newton stated that he believed the “process has been tainted” in regards to the western part of the county.

Councilor Newton requested that the vote be taken by roll call. The Chairman complied. The vote outcome was as follows:

In favor:	Bob Anderson Everett Carolina	Raymond Newton
Opposed:	Clint A. Elliott Lillie Jean Johnson	Stella Mercado Louis R. Morant

The motion failed for lack of a majority vote.

#### **ORDINANCES-Third Reading:**

##### Ordinance No. 23-38

Following a brief status report from County Attorney, John D. Watson, pertaining to Ordinance No. 23-38, Councilor Raymond Newton moved for the deferral of Ordinance No. 23-38, an Ordinance to Amend Chapter 6 Section 6-3 of the Georgetown County Code of Ordinances Pertaining to Public Boat Landing Regulations. Councilor Everett Carolina offered a second on the motion. Chairman Louis Morant called for discussion on the motion.

Councilor Raymond Newton stated that the proposed amendments to this ordinance were no compete and his recommendation for deferral was to incorporate additional changes to Ordinance No. 23-38 because Council wanted to get it “right” the first time. No further discussion occurred.

In favor:	Bob Anderson Everett Carolina Clint A. Elliott Lillie Jean Johnson	Stella Mercado Louis R. Morant Raymond Newton
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##### Ordinance No. 23-42

Following a report from Planning Director, Holly Richardson, a motion was made by Councilor Clint Elliott for third reading approval of Ordinance No. 23-42, an ordinance to amend the Future Land Use (FLU) map for a 5.13-acre parcel, located at 999 Aviation Blvd, further identified as TMS #01-0447-00-00-00, from Industrial to Medium Density Residential. Councilor Everett Carolina offered a second on the motion. Upon a call for discussion from Chairman Morant, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

Ordinance No. 23-43

Councilor Raymond Newton moved for third reading approval of Ordinance No. 23-43, an ordinance to rezone (1) parcel totaling 5.13 acres located at 999 Aviation Blvd., identified as TMS# 01-0447-010-00-00, from Limited Industrial (LI) to 10,000 Square Feet Residential (MR-10). Councilor Clint Elliott offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

Ordinance No. 23-44

Councilor Stella Mercado moved for third reading approval of Ordinance No. 23-44, an ordinance to Authorize and Approve an Amended and Restated Agreement For the Development of a Joint Industrial and Business Park by and Between Georgetown County and Horry County with Property Located in Horry County (Ascott Valley Commerce Park); to Require the Payment of a Fee In Lieu of Ad Valorem Taxes by Businesses and Industries Located in the Park; To Apply Zoning and Other Laws In the Park; To Provide for Law Enforcement Jurisdiction in the Park; and to Provide for the Jurisdiction of Park Revenues within the County. Councilor Clint Elliott offered a second on the motion. Chairman Morant called for discussion on the motion.

Councilor Stella Mercado moved to incorporate revised text into Ordinance No. 23-44 as outlined by the County Attorney. Councilor Clint Elliott offered a second on the motion. Upon a call for further discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

The vote on the main motion was as follows:

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

**ORDINANCES-Second Reading**

Ordinance No. 23-45

Councilor Bob Anderson moved for second reading approval of Ordinance No. 23-45, an ordinance to amend the Pavilion Square Flexible Design District (FDD), a parcel located on the southwest corner of Highway 17 and Petigru Drive in Pawleys Island, identified as TMS #04-0161-016-00-00, to allow for a larger

retail store. Councilor Stella Mercado offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

**ORDINANCES-First Reading:**

*Chairman Louis Morant read the following ordinances into the record by title only:*

Ordinance No. 42-01 - To amend the Future Land Use (FLU) Map for 3 parcels, located at 46 Channel Bluff Avenue and 13236 Ocean Highway, identified as TMS# 04-0141-076-00-00, #04-0141-077-00-00 and #04-0141-078-00-00, from Medium Density Residential to Transitional.

Ordinance No. 42-02 – To rezone three parcels located at 13236 Ocean highway and 46 Channel Bluff Avenue in Pawleys Island, TMS#s 04-0141-076-00-00, #04-0141-077-00-00 and #04-0141-078-00-00, from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC).

**MINUTES:**

Regular Council Meeting – December 12, 2023

Councilor Clint Elliott moved to adopt the minutes of the County Council meeting held on December 12, 2023. The motion was seconded by Councilor Raymond Newton. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

**ADJOURNMENT:**

Chairman Morant called for further business to come before County Council prior to adjournment. Councilor Everett Carolina stated that he would like to request County Council to research an Attorney General opinion needed on dual office holding as a future reference regarding those who are already serving on a current board and also serve on the Capital Projects Sales Tax Committee.

Being no further business, Councilor Stella Mercado moved to adjourn the meeting, which was seconded by Councilor Everett Carolina. The meeting was adjourned at 7:06 PM.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

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Date

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Clerk to Council

Item Number: 13.a  
Meeting Date: 1/23/2024  
Item Type: DEFERRED OR PREVIOUSLY SUSPENDED ISSUES

**AGENDA REQUEST FORM**  
GEORGETOWN COUNTY COUNCIL



**DEPARTMENT:** Planning / Zoning

**ISSUE UNDERCONSIDERATION:**

Ordinance No. 23-38 - An Ordinance to Amend Chapter 6 Section 6-3 of the Georgetown County Code of Ordinances Pertaining to Public Boat Landing Regulations

**CURRENT STATUS:**

Pending approval

**POINTS TO CONSIDER:**

Georgetown County has numerous public boats facilities and landings. These boat landings are owned and/or maintained by the county or by the state. Due to the increase in county and state population, the increase in the number of out-of-state tourists visiting Georgetown County, and the increasing popularity of boating, there has been an increase in use of the public boat facilities and landings located in the county. This has resulted in overcrowding, increased littering, inadequate parking, and interference with the use of the boat landings for the purpose in which they are intended.

This has resulted in increased risks and hazards for those using the boat facilities. It is in the best interest of preserving the peace, order, and good government of Georgetown County to establish regulations for the public boat facilities, and penalties for the enforcement thereof.

For purposes of Ordinance No. 23-38, "public boat facilities" shall include all boat ramps, docks, piers, landings, parking, and access areas located within Georgetown County that are owned or maintained by the County of Georgetown.

**FINANCIAL IMPACT:**

**OPTIONS:**

1. Adopt Ordinance No. 23-38 as proposed.
2. Offer amendments to Ordinance No. 23-38.
3. Decline to adopt Ordinance No. 23-38.

**STAFF RECOMMENDATIONS:**

Deferred pending further review.

**ATTORNEY REVIEW:**

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Ordinance No 23-38 Boat Facilities	Cover Memo
<input type="checkbox"/> Ordinance No. 23-38 - redline copy	Backup Material

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 23-38

)

COUNTY OF GEORGETOWN

)

**AN ORDINANCE TO AMEND CHAPTER 6 SECTION 6-3 OF THE GEORGETOWN  
COUNTY CODE OF ORDINANCES PERTAINING TO PUBLIC BOAT DOCKS AND  
WATERWAYS WITHIN GEORGETOWN COUNTY, SOUTH CAROLINA**

**BE IT ORDAINED BY GEORGETOWN COUNTY COUNCIL AS FOLLOWS:**

WHEREAS, Georgetown County Council adopted an ordinance entitled, "AN ORDINANCE TO ESTABLISH PUBLIC BOAT LANDING REGULATIONS AND TO PRESCRIBE THE PENALTIES THEREOF" on September 10, 1991; and

WHEREAS, Georgetown County Council adopted Ordinance No. 2004-52 to amend the same on June 22, 2004, and such are currently codified in Chapter 6, Section 6-3, of the Georgetown County Code of Ordinances; and

WHEREAS, Georgetown County Council has determined that the referenced ordinances should be amended, as such, Chapter 6, Section 6-3 of the Georgetown County Code of Ordinances is hereby amended in its entirety to reflect the changes as outlined:

**NOW, THEREFORE, BE IT ORDAINED AND DECREED BY THE GEORGETOWN COUNTY COUNCIL THAT THE GEORGETOWN COUNTY CODE OF ORDINANCES BE AMENDED AS SUCH:**

**Sec. 6-3. Public boat facilities regulations.**

- (a) *Findings of facts.* Georgetown County has numerous public boats facilities owned or maintained by the County or the state. The increase in population and tourism in Georgetown County has resulted in increases in the use of public boat facilities, overcrowding, littering, inadequate parking facilities, and risks of hazards at boat facilities. It is in the best interest of preserving the peace, order, and good government of Georgetown County to establish regulations for the public boat facilities, and penalties for the enforcement thereof.

For purposes of this Ordinance, "public boat facilities" shall include all boat ramps, docks, piers, landings, parking, and access areas located within Georgetown County that are owned or maintained by the County of Georgetown.

- (b) *Intended Purpose of Public Boat Facilities.* The public boat facilities of Georgetown County are for the purposes of launching and retrieving watercraft used for recreational purposes, and for parking vehicles and trailers used to transport such watercraft to and from the boat facilities.
- (c) *Legislative intent.* It is the intent of the Georgetown County Council to protect and preserve the safety and welfare of the residents and guest of Georgetown County, to promote and protect the intended purpose of its public boat facilities, and to establish regulations for the use of public boat facilities and penalties for the enforcement thereof.

- (d) *Prohibited activities.* To protect and preserve the intended purposes of the public boat facilities, the following activities are prohibited at all public boat facilities:
- (1) Operating any watercraft within one-hundred (100) feet of any public boat facility at a speed greater than no-wake idle speed or the minimum speed necessary to safely navigate and make steerageway against a tidal current or then prevailing weather conditions.
  - (2) Recreational activities within one-hundred (100) feet of any public boat facility including without limitation swimming, water skiing, tubing, jet skiing, and windsurfing.
  - (3) Loading or unloading of any cargo or passengers for hire or compensation, except and excluding captains who hold a current Operator of Uninspected Passenger Vessels(OUPV) license, commonly known as a “6-pack” or “Charter Boat Captain’s License,” of a vessel of no more than 30 feet in length, and with no more than six passengers for charter.
  - (4) The sale of any goods, retail or wholesale, including without limitation any sea-catch, seafood, food items, or dry goods.
  - (5) Blocking or obstructing any public boat facilities for a period longer than is reasonably necessary to launch or retrieve a watercraft. Any vessel, vehicle, or other object left unattended that obstructs any facility or access to any facility or parking area, may be cited, removed, and impounded at the risk and expense of the owner.
  - (6) Hunting or discharging of any firearm. Fishing on or within thirty (30) feet of any all boat ramp, dock, pier, or landing while the same is in use by a boater.
- (e) *Penalties for violation.* Any violation of this section shall be subject to punishment in the magistrate courts of the county by a fine not to exceed five hundred dollars (\$500.00), or imprisonment in the county jail for a term of up to thirty (30) days, or both.
- (f) *County Events.* Nothing in this Sec. 6-3 shall preclude Georgetown County from conducting or allowing at any public boat facility any events sanctioned or sponsored by the County, including without limitation tournaments, contests, regattas, shows, and all activities and vendors associated therewith.

**DONE, RATIFIED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Louis R. Morant, Chairman  
Georgetown County Council

ATTEST

\_\_\_\_\_  
Theresa E. Floyd, Clerk to Council

This Ordinance, No. 23-38, has been reviewed by me and is hereby approved as to form and legality.

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John D. Watson  
Georgetown County Attorney

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

**Sec. 6-3. Public boat ~~facilities~~landings regulations.**

- (a) *Findings of facts.* ~~Georgetown County has n~~Numerous public boats ~~facilities~~ ~~landings~~ ~~are~~ situated in Georgetown County. These boat landings are owned and/or maintained by the ~~C~~county or by the state. ~~Due to t~~The increase in ~~county and state~~ the population ~~of the state, and the increase in the number of out of state~~ tourists visiting in Georgetown County, ~~and the increasing popularity of boating, has~~ resulted in ~~resulted in~~ increases in ~~of~~ the use of the public boat ~~facilities~~ ~~landings~~ by the public located in the county, ~~has~~ increased substantially in recent years. This increase in use has ~~resulted in~~ overcrowding, ~~increased~~ littering, inadequate parking facilities ~~available at the boat landings,~~ interference with the use of the boat landings for the purpose for which they are intended, and an increase in a ~~risks of the~~ hazards at ~~of using the~~ boat facilities. It is in the best interest of preserving the peace, order, and good government of Georgetown County to establish regulations for the public boat facilities, and penalties for the enforcement thereof.

For purposes of this Ordinance, "public boat facilities" shall include all boat ramps, docks, piers, landings, parking, and access areas located within Georgetown County that are owned or maintained by the County of Georgetown. ~~landings. These factors interfere with the use of the boat landings for the public recreational purposes for which they are intended.~~

- (b) *Intended Purpose of Public B-boat Facilities* ~~landings~~. The ~~purpose of the~~ public boat facilities ~~landings~~ located of Georgetown County within the county ~~are~~ is for the purposes of launching of watercraft and the retrieving of watercraft used for recreational purposes, thereof and for parking for vehicles and trailers used to transport such watercraft to and from the boat facilities.
- (c) *Legislative intent.* It is the ~~legislative~~ intent of the Georgetown County Council, ~~the governing body of Georgetown County; to impose reasonable regulations on the use of the public boat landings located within Georgetown County to protect and preserve the safety and welfare of the residents and guest of Georgetown County, to promote and protect the intended purpose of its~~ the public boat facilities ~~landings, and to establish regulations for the use of public boat facilities and to proscribe activities and provide penalties for the effective enforcement thereof of those regulations. the violation this section in order to effectively enforce the sam~~
- (d) *Prohibited activities.* ~~In order to protect and preserve the intended purposes of the public boat facilities~~ ~~landings, implement the legislative intent of the county council, based on the above findings of fact,~~ the following activities are prohibited at all ~~county boat landings~~ public pier, boat facilities: ~~ramp, dock, boat landing, or access areas located within Georgetown County;~~

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- (1) Operating any watercraft within ~~one-hundred fifty (1050)~~ feet of any ~~public pier, boat ramp, dock, or access~~ public boat facility at a speed greater than ~~no-wake-~~ idle speed or the minimum speed necessary to safely navigate and make ~~steeragehead~~ way against a tidal current or then prevailing weather conditions.
- (2) Recreational activities within ~~one-hundred (100) fifty (50)~~ feet of any ~~public pier, boat ramp, dock, or access area,~~ public boat facility ~~located within Georgetown County,~~ including without limitation ~~swimming,~~ water skiing, ~~tubing,~~ jet-skiing, ~~and~~ wind surfing, ~~hunting or fishing within fifty (50) feet of any boat landing.~~
- (3) ~~The~~ loading or unloading of any cargo or passengers for hire or compensation, except and excluding ~~captains of a properly registered vessel,~~ who hold a current Operator of Uninspected Passenger Vessels (~~/OUPV~~) license, commonly ~~known referred to as~~ the "6-pack" or "Charterboat" ~~Charter boat~~ Captain's License," of a vessel of no more than 30 feet in length, and with ~~passengers of~~ no more than six ~~passengers in number~~ for charter.
- (4) ~~The~~ ~~Engaging in any~~ sale of any goods, retail or wholesale, including without limitation any sea-catch, seafood, food items, or dry goods.
- (5) Blocking or obstructing any ~~public boat facilities~~ ~~public pier, dock, wharf or boat launching ramps for~~ for a period longer than is reasonably necessary to launch or retrieve a watercraft. Any vessel, vehicle, or other object left unattended ~~that which~~ obstructs any ~~facility of the facility,~~ or the access to any these facility or parking area, ~~ies~~ may be cited, removed, and impounded ~~entirely~~ at the risk and expense of the owner.
- (6) ~~H~~ Hunting or; ~~d~~ Discharging of any firearm. F at any public boat landing,; and, fishing on or within thirty (30) feet of any all boat ramp, dock, pier, or landing while the same is in use by a boater.

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- (e) ~~Penalties-~~ for violation. Any violation of this section shall be subject to ~~punish~~ mentable in the magistrate courts of the county by a fine not to exceed five hundred dollars (\$500.00), or imprisonment in the county jail for a term of up to thirty (30) days, or both.

- (f) County Events. Nothing in this Sec. 6-3 shall preclude Georgetown County from conducting or allowing at any public boat facility any events sanctioned or sponsored by the County, including without limitation tournaments, contests, regattas, shows, and all activities and vendors associated therewith.

(Ord. No. 91-30, §§ 1—6, 9-10-91; Ord. No. 2004-52, 6-22-04)

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